Staffordshire Moorlands Local Plan

Sustainability Appraisal Report of Preferred Options Local Plan

July 2017

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

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Consultation questions

1 Consultation questions

1.1 The purpose of this consultation is to seek your views on this SA Report prepared to accompany the Preferred Options Local Plan July 2017. We would particularly welcome your comments on the following:

Question 1

Do you support the overall approach taken to the appraisal of options?

Question 2

Have we correctly identified the main significant effects and potential mitigation measures?

Question 3

Do you wish to make a comment on the appraisal of one or more Local Plan policy option(s)?

Question 4

Do you wish to make a comment on the appraisal of one or more housing or employment requirement option(s)?

Question 5

Do you wish to make a comment on the appraisal of one or more proposed development site option(s)?

Question 6

Do you wish to make a comment on the appraisal of alternative development approaches for Cheadle?

Question 7

Do you wish to make a comment on the monitoring proposals, in particular the sustainability effects to be monitored and the information to be collected, including by whom and when?

Question 8

Do you wish to make any other comments about this SA Report?

Question 9

Does this July 2017 draft SA Report, together with the SA Scoping Report, provide sufficient information at this stage to ensure that an appropriate SA is carried out of the emerging Staffordshire Moorlands Local Plan?

Question 10

Do you wish to make a comment on either or both of the supporting documents: the Habitats Regulations Assessment report of the Staffordshire Moorlands preferred option Local Plan July 2017, or the Equality Impact Assessment report of the emerging Local Plan at this stage? Both these reports are available alongside this draft SA Report.

1.2 Details of how to respond are provided from paragraph 2.22 of this report.

Introduction

2 Introduction

2.1 Staffordshire Moorlands District Council is in the process of preparing a Local Plan which, when adopted, will guide future development across the plan area, up to the year 2031.

2.2 This draft Sustainability Appraisal Report has been published to accompany the Preferred Options Staffordshire Moorlands Local Plan July 2017. Sustainability Appraisal (SA) is an ongoing process. This SA Report follows on from the Initial Sustainability Appraisal Report that accompanied the Local Plan Preferred Options Sites and Boundaries consulted on between 28th April 2016 and 13th June 2016; and the Sustainability Appraisal Scoping Report, consulted on between 13th August 2014 and 26th September 2014.

2.3 National Planning Practice Guidance describes how sustainability appraisal is a systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

2.4 This process is an opportunity to consider ways by which the Plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the Plan might otherwise have. By doing so, it can help make sure that the proposals in the Plan are the most appropriate given the reasonable alternatives. It can be used to test the evidence underpinning the Plan and help to demonstrate how the tests of soundness have been met. Sustainability appraisal should be applied as an iterative process informing the development of the Local Plan.

2.5 The sustainability appraisal process is governed by European and national legislation, supported by government policy, which includes:

- The Planning and Compulsory Purchase Act 2004 which requires sustainability appraisal of emerging Development Plan Documents and Supplementary Planning Documents.
- The requirements of European Directive 2001/42/EC (often known as the Strategic Environmental Assessment (SEA) Directive) which requires the preparation of an environmental report that considers the significant environmental effects of a plan or programme. This Directive is transposed into UK law by The Environmental Assessment of Plans and Programmes Regulations 2004: Statutory Instrument 2004 No. 1633 (SEA Regulations).
- Planning practice guidance issued by the Department for Communities and Local Government on Strategic environmental assessment and sustainability appraisal; published 9 February 2015[(1)].

2.6 This sustainability appraisal incorporates the requirements of the SEA Directive, by combining the more environmentally-focused considerations of SEA with wider social and economic effects.

Staffordshire Moorlands Local Plan

2.7 The Staffordshire Moorlands Core Strategy was adopted in March 2014. The plan identified a housing requirement of 300 homes per year and an employment land requirement of at least 24ha over the period 2011 to 2026. The Core Strategy also established the

1 https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

appropriate distribution of development across the District with the emphasis being on development in the market towns of Leek, Biddulph and Cheadle with a more modest scale of development in the villages that lie within the Rural Area. However, the Inspector determined that an early and comprehensive review of the Core Strategy for the period 2016 to 2031 would be required to take account of longer term development requirements. The review of the Core Strategy has been rolled forward into a single Local Plan combined with site allocations.

2.8 Local Plans are seen by Government as key to delivering sustainable development. They should, as far as possible, reflect the aspirations of local communities and should strive to contribute towards their wider social, economic and environmental objectives. The Staffordshire Moorlands Local Plan also needs to be consistent with the Government's planning principles and policies as set out in the National Planning Policy Framework[(2)].

2.9 To meet these objectives, the Staffordshire Moorlands Local Plan - Preferred Options July 2017 comprises:

- A Portrait of Staffordshire Moorlands - a description of the District.
- The Challenges - a summary of the key challenges facing the District.
- The Vision – detailing what the Staffordshire Moorlands will be like in 2031.
- Aims and Objectives – stating what the Local Plan is proposing to achieve.
- A Spatial Strategy and Strategic Policies – setting out the over-arching strategy and policies for the District.
- Development Management Policies – setting out specific measures to manage development.
- Strategic Development Site Policies - specific policy to guide the development of strategic sites.
- Implementation and Monitoring - a framework for how the plan will be implemented and monitored.
- Maps - for Leek, Biddulph, Cheadle and the Rural Areas which identify proposed sites and boundaries.

Habitats Regulations Assessment

2.10 European Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) requires a Habitats Regulations Assessment (HRA) to be undertaken on the Local Plan. In the UK, the Habitats Directive is implemented through the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations”).

2.11 The HRA assesses any impacts of the Local Plan against the conservation objectives of sites of European importance for nature conservation in, and outside the plan area, to ascertain whether it would adversely affect the integrity of any sites concerned. These sites, often just referred to as European sites, include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

2.12 Staffordshire Moorlands District Council has appointed consultants Clearlead Consulting Limited to undertake the HRA requirements for the Local Plan. It is important that the sustainability appraisal takes account of HRA findings in order that consideration

2 www.communities.gov.uk/publications/planningandbuilding/nppf

can be given to mitigating any adverse effects. An initial HRA Report (July 2017) is available for consultation alongside the Preferred Options Local Plan and this SA Report. The initial findings of the HRA Report July 2017 are considered in section 7 of this report.

2.13 The HRA of the Local Plan is building on work undertaken to prepare the HRA of the adopted Core Strategy. The HRA reports for the Core Strategy can be viewed at:

www.staffsmoorlands.gov.uk/sm/council-services/core-strategy/sustainability-appraisal-and-appropriate-assessment

2.14 The HRA process is an iterative one and it will be reviewed and amended as the Local Plan develops.

Equalities Impact Assessment

2.15 In order to comply with the Public Sector Equality Duty (set out in the Equality Act 2010)[3] the Council is carrying out an equalities impact assessment of Staffordshire Moorlands emerging Local Plan. The broad purpose of the Equalities Duty is to integrate consideration of equality and good relations into the day-to-day business of public authorities.

2.16 The Equalities Impact Assessment (EqIA) is considering the impact, or likely impact, of the development strategy, policies and their functions outlined in the Local Plan on different equality groups, including women, people from ethnic minorities and those with disabilities. The findings of the assessment will be summarised to provide an overall assessment of the submission version of the Staffordshire Moorlands Local Plan.

2.17 An EqIA is a tool to assist public authorities with assessing the impact, or likely impact, of their policies and functions on people who share a relevant protected characteristic. It assists authorities with identifying adverse outcomes and steps that can be taken to mitigate adverse effects. EqIAs help public authorities meet the requirements of their equality duties and to identify active steps to promote equality.

2.18 One of the 12 core planning principles set out in paragraph 17 of the National Planning Policy Framework (NPPF) is that local planning authorities should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities to meet local needs. It is considered that the EqIA can help inform this process by understanding the needs of different community groups and how planning policies and decisions can affect them.

Structure of this report

2.19 This July 2017 Sustainability Appraisal Report has been designed to be as succinct as possible to improve accessibility of information and to allow key findings to be presented more concisely. Detailed appraisal work is presented in separate appendices. Consultation questions are provided in Section 1.

2.20 This section has provided an introduction to sustainability appraisal, the Staffordshire Moorlands Local Plan Habitats Regulations Assessment (HRA) and Equalities Impact Assessment (EqIA). The rest of the report is structured as follows:

3 http://www.legislation.gov.uk/ukpga/2010/15/contents

- Section 3 – the methodology of how this appraisal was carried out, limitations and definitions of significance.
- Section 4 – an overview of the scoping stage, consultation responses received and the sustainability appraisal framework.
- Section 5 – a summary of findings with an overview of significant effects.
- Section 6 – a discussion of broad conclusions about the nature of cumulative effects of the plan.
- Section 7 - discussion of the findings of the Habitats Regulations Assessment and the Equalities Impact Assessment of the Plan and how these findings have been used to help shape the Local Plan policies and proposals.
- Section 8 - recommendations for the approach to monitoring the sustainability effects of implementing the Staffordshire Moorlands Local Plan.
- Section 9 - The Quality Assurance checklist used to ensure that the requirements of the SEA Directive have been met and fully integrated into the sustainability appraisal process.
- Section 10 - the next steps in the sustainability appraisal process.
- Section 11 - consultation responses received to the Initial SA Report prepared alongside the Staffordshire Moorlands Local Plan Preferred Options Sites and Boundaries April 2016
- **Appendices** - providing full detail of the assessments undertaken:
- Section 12 - appraisal of site options.
- Section 13 - appraisal of alternative housing requirement options.
- Section 14 - appraisal of alternative alternative employment land requirement options.
- Section 15 - appraisal of alternative development approaches for Cheadle.
- Section 16 - appraisal of preferred option policies.
- Section 17 - constraints maps for site appraisals.

2.21 This July 2017 Sustainability Appraisal Report includes the required elements of an environmental report as required by the SEA Regulations.

How to respond

2.22 We would like to know your views by **5pm on Friday 22nd September 2017.**

2.23 If you would like to send us your views on this consultation, you can do so using one of the following methods:

- Online on the Local Plan consultation website: http://staffsmoorlands.objective.co.uk/portal/local_plan/
- Email to forward.plans@staffsmoorlands.gov.uk.
- Post to the address given below.

2.24 The submission of comments online or by email is considered to be the most efficient means of responding. Use of the consultation website provides several benefits and enables consultees to:

- Read the SA Report, Local Plan and other supporting information online.
- Submit comments online (registration required).
- Read all comments submitted by other consultees.

2.25 Documents can be consulted at Council offices and libraries (or downloaded from the web address above) and comments returned by post to:

- Regeneration, Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ.

Please note: details of consultees registered on the consultation website and all respondents to the consultation will be added to our Local Plan contact list and will receive notification of future consultations.

All comments and the name of the individual or organisation responsible for them will be made available to view on the public consultation website. All representations may also be viewed at Council offices.

Consultation responses and associated information will be handled in accordance with the Data Protection Act.

Appraisal methodology

3 Appraisal methodology

3.1 The methodology for this appraisal was developed in accordance with the following guidance:

- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, 2005).
- A Practical Guide to the Strategic Environmental Assessment (SEA) Directive (ODPM, 2005).
- Planning Advisory Service (PAS) Sustainability Appraisal guidance contained in the Communities and Local Government (CLG) Plan Making Manual.[4]
- National Planning Practice Guidance[5]

3.2 Staffordshire Moorlands District Council undertakes the sustainability appraisal process principally in-house, with Officers based in the Regeneration Service teams. The work has been supported by site appraisals carried out by consultants Amec Foster Wheeler.

3.3 The sustainability appraisal is carried out in a series of stages, which include setting the context and objectives for the sustainability appraisal, developing and assessing the effects of alternatives and carrying out consultation on a Sustainability Appraisal Report. The stages of methodology are shown in Table 3.1 below.

Methodology stage	Description
A – Setting the context and objectives for the sustainability appraisal	This stage sets the scope for the ongoing appraisal by establishing an evidence base. A separate Scoping Report has been completed and published for consultation.
B – Developing options and assessing effects	The sustainability appraisal is involved in developing options from the outset. Development and appraisal of options is an iterative process, with effects being predicted and evaluated for their significance. Potential mitigation measures for any predicted significant effects are considered at this stage.
C – Preparing a Sustainability Appraisal Report	This July 2017 report is the second step in this key output of the appraisal process, following publication of the Initial SA Report in April 2016, and presenting information on the effects of the plan in a format suitable for public consultation.
D – Consulting on the plan and Sustainability Appraisal Report	The final Sustainability Appraisal Report is published for consultation alongside the plan concerned. Consultation must include the statutory environmental consultation bodies.

4 http://www.pas.gov.uk/pas/core/page.do?pageId=152450
5 http://planningguidance.communities.gov.uk/

Methodology stage	Description
E – Monitoring significant effects	The predicted significant effects are monitored after implementation of the plan to identify any unforeseen effects and undertake appropriate remedial action.

Table 3.1 Stages of sustainability appraisal methodology

3.4 The timetable for the key stages undertaken in the SA of the emerging Staffordshire Moorlands Local Plan are shown in Table 3.2 below.

Stage	Linkages to Plan Preparation	Aim
SA Scoping Report - August 2014	Prepared alongside preparation and review of the evidence base. Published for consultation between 13th August 2014 and 26th September 2014.	Identify relevant plans and programmes. Establish the baseline. Identify sustainability issues. Set the Sustainability Framework: including deciding on the scope of the appraisal, defining objectives and indicators.
Interim Sustainability Appraisal report - April 2016	Prepared alongside the Local Plan: Preferred Options Sites and Boundaries. Published for consultation between 28th April 2016 and 13th June 2016.	Provide background and context for the consultation. Assist selection of preferred options. Recommend how options could be improved, including through mitigation measures.
Draft Sustainability Appraisal report - July 2017	This document. Prepared alongside the Preferred Options Local Plan July 2017. Consultation on both is taking place at the same time: 24th July 2017 to 15th September 2017.	Appraise the effects (economic, social and environmental) of the alternative development requirements, policies and site allocations - against the Sustainability Framework. Appraise any significant changes to the plan arising out of consultation undertaken at Preferred Options Sites and Boundaries Stage. Recommend how the options could be improved, including through mitigation measures. Develop proposals for monitoring the plan.

Stage	Linkages to Plan Preparation	Aim
Final Sustainability Appraisal report - (date to be confirmed)	Submitted alongside Staffordshire Moorlands Local Plan for Examination.	Test the draft objectives and options against the SA framework. Identify key sustainability issues and problems and recommend how the options could be improved, including through mitigation measures. The sustainability appraisal will be used as part of determining the robustness of the plan and whether it should be approved.

Table 3.2 Key Stages in the Sustainability Appraisal

Developing and refining 'reasonable alternatives'

3.5 The SEA Directive requires assessment of the likely significant effects of implementing the plan, and "reasonable alternatives". Developing options and alternatives is an important part of both the plan-making and sustainability appraisal process. For the Local Plan, the reasonable alternatives are the different options put forward during the preparation of the plan.

3.6 This consultation and the sustainability appraisal work documented in appendices to this report have had a significant part to play in identifying and refining options considered to be "reasonable alternatives". The sustainability appraisal has been involved from an early stage in this development of options to help ensure that any adverse effects of proposals were identified as early as possible.

Development Site Options

3.7 The Council maintains a Strategic Housing Land Availability Assessment (SHLAA) which identifies and assesses the availability, suitability and deliverability of land as a potential housing site to meet the identified need for housing over the plan period. This evidence helps the Council understand what sites are theoretically available for housing development and was the basis for identifying a wide range of alternative site options consulted on between July and September 2015. A detailed appraisal of 278 alternative housing site options, alongside options for employment sites and gypsy and traveller sites, is documented in section 12 of this report, with findings summarised in section 5.

3.8 Over 5,500 consultation responses were received to the 2015 consultation and the representations made, along with the findings of the SA, were used with other evidence to help determine preferred sites to be taken forward into the Local Plan preferred option sites and boundaries consultation held in April 2016.

3.9 Over 8,600 responses were received to the 2016 consultation. Analysis of these consultation responses along with updates to the evidence base, including the developing SA evidence recorded in this report, has helped to refine the preferred options and inform the selection of sites proposed in the Local Plan preferred options July 2017.

Housing requirement options

3.10 An update to the SHMA[6] was published in February 2017 when a number of scenarios were modelled to take account of the latest evidence, including the 2014-based SNPP published in May 2016. The scenarios demonstrated the extent to which the population of the District is likely to change over the plan period, and how this growth would be translated into households, dwellings, numbers of economically active residents and the number of jobs that might be supported. Reasonable alternatives for a housing requirement, derived from the February 2017 report, were appraised in February 2017. These were:

- Option 1: 235 new homes each year (2014 - 2031)
- Option 2: 260 new homes each year (2014 - 2031)
- Option 3: 330 new homes each year (2014 - 2031)
- Option 4: 450 new homes each year (2014 - 2031)

3.11 Previously, the Staffordshire Moorlands Strategic Housing Market Assessment[7] January 2016 revision had identified a number of scenarios to reflect the alternatives for future growth within the District based on the evidence available at that time. Consideration of these scenarios led to the Council considering four potential housing requirement options in January 2016:

- Option 1: 250 new homes each year (2016 - 2031)
- Option 2: 320 new homes each year (2016 - 2031)
- Option 3: 440 new homes each year (2016 - 2031)
- Option 4: 520 new homes each year (2016 - 2031)

Employment requirement options

3.12 Nathaniel Lichfield & Partners (NLP) prepared an Employment Land Review for the district in July 2014. This study was updated in February 2017 to incorporate more recent data releases, to align with the updated Strategic Housing Market Assessment (SHMA) and also to reflect the changing economic context post British exit from the European Union. The report[8] considered a number of potential future scenarios in order to help identify requirements for B-class employment space in the district over the seventeen year period 2014-2031. From these scenarios, four reasonable alternative employment land requirements were selected for appraisal in February 2017:

- Option 1: 13ha (2014 - 2031)
- Option 2: 16ha (2014 - 2031)
- Option 3: 25ha (2014 - 2031)
- Option 4: 27ha (2014 - 2031)

Alternative Development Approaches for Cheadle

6 Staffordshire Moorlands SHMA Update; Nathaniel Lichfield & Partners; 2017
7 Staffordshire Moorlands 2012-based SNHP Update - Implications of the 2012-based SNHP - January 2016 Revision; January 2016; Nathaniel Lichfield & Partners
8 Staffordshire Moorlands ELR Update; February 2017; Nathaniel Lichfield & Partners

3.13 The strategy for Cheadle set out in the adopted Core Strategy is based on taking a comprehensive view of the expansion of the town and programming ahead for the phased release of land and related infrastructure improvements. The Core Strategy notes that this will take the form of urban extensions involving housing and employment development with related leisure and community facilities as part of an overall regeneration and growth strategy.

3.14 In identifying sites for inclusion in the Local Plan preferred option sites and boundaries April 2016, a number of reasonable alternative development approaches were considered for Cheadle, in line with the strategy set out above. These were:

- Option 1: Northern Focus
- Option 2: South western focus
- Option 3: Scattered approach

3.15 Following the appraisal, all three options were dismissed and a fourth option was appraised for the Local Plan preferred options July 2017:

- Option 4: North-South clusters with small sites scattered through the town

Local Plan policy options

3.16 The Staffordshire Moorlands Core Strategy was adopted in March 2014. The Core Strategy contains a suite of existing policies consistent with the NPPF. However since adoption a number of new or emerging planning policies and regulations of relevance have been introduced. These include:

- The Housing and Planning Act 2016
- Self-Build and Custom House Building Act 2015 and associated Regulations (2016)
- The Town and Country Planning (Brownfield Land Register) Regulations 2017
- Town and Country Planning (Permission in Principle) Order 2017
- Neighbourhood Planning Act 2017
- Housing White paper published February 2017

3.17 Existing core strategy policies have thus been reviewed as part of the Local Plan preparation process and updated where the evidence base or national planning policy context requires it. For this reason, alternative approaches to delivering policy objectives have not been appraised, the Core Strategy policy has been taken as the most appropriate policy option in the first instance. However the policies, updated as required, have been considered the preferred approach and appraised to identify likely significant effects.

Assessing the significance of effects

The SEA Directive requires

... "an assessment of likely significant effects … taking into account the objectives and geographical scope of the plan or programme".

3.18 It is only necessary to assess those effects that are likely to be significant, not all possible effects. In this report, the social, environmental and economic effects of all Local Plan options have been predicted and evaluated for their significance. The sustainability appraisal framework, presented in Section 4, forms the basis for the assessment throughout the report.

3.19 Prediction of effects involves identifying what changes might occur to the sustainability baseline over time – these changes are then evaluated for their likely significance, in terms of their probability, duration, frequency, and the geographical area likely to be affected.

3.20 Assessment matrices (contained in Sections 12 - 16) present the detailed findings. Each matrix is relatively simple and allows for a discussion of potential effects, evidence and possible mitigation measures. The simplicity of the matrix is designed to reflect the fact that strategic options should (and in many cases can only be) assessed in broad terms where there is a lack of spatial expression. A combination of expert judgement and analysis of baseline data has been used to judge the effects.

3.21 Within each matrix, a significance "score", ranging from: ++ (very positive impact) to: -- (very negative impact) is given against each objective. Ultimately, the significance of an effect is a matter of judgement, making best use of available evidence, and requires no more than a clear and reasonable justification. Definition of significance is considered later in this section. Where uncertainties exist or where it is considered that insufficient information exists to enable an accurate assessment to be made, this has been noted.

Assessing cumulative effects

3.22 The assessment of effects of Local Plan policies and proposals includes potential secondary, cumulative and synergistic effects, as required by the SEA Directive. Many sustainability problems result from the accumulation of multiple, small and often indirect effects, rather than a few large obvious ones, and consideration of such cumulative effects is set out in section 6 of this report.

Consideration of potential mitigation measures

The SEA Directive requires

... consideration of “measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme”.

3.23 These measures are referred to as mitigation measures, and can include recommendations for improving beneficial effects.

3.24 In the assessment matrices, potential mitigation measures are considered for likely adverse and positive effects. For any effects judged likely to be significant, these are discussed further in this report.

Appraisal limitations, difficulties encountered and assumptions made

3.25 A key issue in undertaking the appraisal of the emerging Local Plan is the partly strategic nature of the document, the uncertainty surrounding precisely how its ambitions will be implemented on the ground and the degree to which they will be achieved in practice (particularly since many different partners are involved in its delivery).

3.26 Inevitably, a high degree of judgement has been required in undertaking the appraisals to determine the "significance" of effects. Sustainability appraisal relies on expert judgement, which is guided by knowledge of the likely impacts of the plan, the baseline data available and responses and information provided by consultees and other stakeholders. The assessment has been carried out and reported using an expert, judgement-led, qualitative assessment.

3.27 Definitions of significance have been identified and used in the appraisals in order to address the qualitative nature of the work, and to help ensure consistency and transparency. This is discussed further below.

3.28 Some gaps in the baseline data regarding detailed trends across the plan area have been identified. Although every effort has been made to present an accurate baseline situation in the scoping report, there have been inevitable data constraints and the scoping report is subject to regular review. Information contained within the scoping report is always likely to become outdated quickly and there are time and resource issues regarding how often this data can be updated.

Definitions of significance

3.29 In order to support the appraisals, definitions of significance were used to ensure assessments were consistent and transparent. These definitions are set out in Table 3.5 below, and show the rationale under-pinning judgements made on significance of identified effects. The key to the symbols depicting the description of significance used in Table 3.5 is given in Table 3.4.

3.30 In considering definitions of significance, suggested acceptable walking distances have been taken from Building for Life 12 as set out in table 3.3 below.

(1)	Town centres (m)	Commuting / School / Sight-seeing m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred maximum	800	2000	1200

Table 3.3 Suggested acceptable walking distances

1. Source: The Institution of Highways and Transportation (2000) Guidelines for Providing for Journeys on Foot, London

Key to description of the nature of effects

Effect	
++	The policy / proposal will have a very positive impact on the sustainability objective. See definition of significance in Table 3.4.
+	The policy / proposal will have a slightly positive impact on the sustainability objective. See definition of significance in Table 3.4.
0	The policy / proposal will have a negligible or neutral impact on the sustainabiity objective. A recorded neutral effect does not necessarily mean that there will be no effect at the project level, but shows that at this strategic level there are no identifiable effects.
-	The policy / proposal will have a slightly negative impact on the sustainability objective. See definition of significance in Table 3.4.
--	The policy / proposal will have a very negative impact on the sustainability objective. See definition of significance in Table 3.4.
i	The outcome could be dependent on implementation, or more detail is required to make an assessment.
?	The impact of an issue cannot be predicted at this stage.

Table 3.4 Description of the nature of effects

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure (GI)? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	++	The proposal could enable the delivery of new, or the significant enhancement of existing, community facilities and services. The proposal could enable significant improvements to the social and environmental quality of the neighbourhood. The proposal could enable significant enhancement of the District's GI network. The proposal is within the existing settlement boundary.
		+	The proposal could enable the enhancement of existing, community facilities and services. The proposal could enable improvement of the social and environmental quality of the neighbourhood. The proposal could enable enhancement of the District's GI network. The proposal is within or adjoins the existing settlement boundary.
		-	The proposal could reduce the availability and quality of existing community facilities and services. The proposal could have an adverse effect on the social and environmental quality of the neighbourhood. The proposal could have an adverse effect on the District's GI network. The proposal is separate from an existing settlement.
		--	The proposal could result in the loss of existing community facilities and services without suitable replacement The proposal could have a significantly adverse effect on the social and environmental quality of the neighbourhood. The proposal could have a significantly adverse effect on the District's GI network. The proposal is remote from an existing settlement.
2. To advance equality of opportunity	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy /	++	The proposal could ensure that new development is located in close proximity to a wide range of services and facilities (e.g. within 800m of a wide range of services and/or 400m of a settlement centre.) The needs of all members of the community can be addressed.

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people need to travel (including travel by public transport) to access education, employment, shopping and other key services and facilities.	+	The proposal could ensure that new development is located in proximity to some services and facilities (e.g. within 400-800m of a key service.)
		-	The proposal could result in new development being located away from existing services and facilities (e.g. in excess of 2,000m from a wide range of services.)
		--	The proposal could result in new development being inaccessible to existing services and facilities (it is over 2,000m from existing services & facilities and has poor public transport links). The needs of some members of the community could not be addressed.
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	++	The proposal could ensure that new development is located in close proximity to a range of healthcare facilities (e.g. within 800m of a GP surgery and open space). The proposal could have strong and sustained impacts on healthy lifestyles and improve well-being through physical or recreational activity. The proposal could deliver new healthcare or physical recreation facilities; open space or enable improved recreational access to the countryside and address the needs of those areas which experience economic and/or social deprivation.
		+	The proposal could ensure that new development is located in proximity to a healthcare facility (e.g. Within 800m - 1,200m of a GP surgery and open space). The proposal could support healthy lifestyles and well-being through physical or recreational activity and enable improved recreational access to the countryside.
		-	The proposal could deliver development in excess of 1,200m from a GP surgery or open space or has a limited or infrequent public transport. The proposal could reduce access to healthcare facilities and open space. The proposal could have effects which could result in a deterioration of health e.g. through reducing opportunity for physical or recreational activity, including reducing opportunities for supporting recreational access to the countryside.

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
		--	The proposal could result in loss of healthcare facilities and open space without suitable replacement. The proposal could have significant effects which could result in a deterioration of health within the community e.g. through loss of leisure and physical recreational facilities.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	++	The proposal could significantly reduce the level of crime and fear of crime through design and/or other safety measures.
		+	The proposal could reduce the level of crime and fear of crime through design and/or other safety measures.
		-	The proposal risks leading to an increase in reported crime and the fear of crime in the District.
		--	The proposal risks leading to a significant increase in reported crime and the fear of crime in the District.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Will it provide an appropriate mix of housing to enable all needs to be met? • Will it enable people to meet their needs within their existing communities? • Will it ensure that people can afford their housing?	++	The proposal could provide a significant contribution to help boost the supply of housing in the District (for sites: over 20 dwellings in towns and over 10 dwellings elsewhere). The proposal could enable the delivery of a range of types and tenures making a significant contribution to meeting the needs of the whole community. The proposal could make a significant contribution to the delivery of affordable homes.
		+	The proposal could provide a contribution to help boost the supply of housing in the District (for sites: between 15 - 19 dwellings in towns and between 5 - 9 elsewhere). The proposal could enable the delivery of a range of types and tenures making a contribution to meeting community needs The proposal could make a contribution to the delivery of affordable homes.

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
		-	The proposal could fail to provide a contribution to help boost significantly the supply of housing in the District (for sites: between 1 - 14 dwellings in towns and 1 - 4 dwellings elsewhere). The proposal could not enable the delivery of a range of types and tenures and could fail to make a contribution to meeting community needs. The proposal could not make a contribution to the delivery of affordable homes.
		--	The proposal could fail to provide a contribution to help boost the supply of housing in the District (for sites: 0 dwellings). The proposal could fail to provide an appropriate mix of housing and significant need of some parts of the community could be unmet. The proposal could not make a contribution to the delivery of affordable homes and significant affordable housing need could be unmet.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Will it minimise impacts on existing traffic congestion? • Will it support the use of public transport? • Will it support safe walking and cycling? • Will it protect and improve access to the natural environment and support Green Infrastructure?	++	The proposal could have a significantly positive effect on minimising the impact of new development on existing traffic congestion e.g. a site in an area without existing traffic congestion. The proposal could offer significant support for the use of public transport e.g. a site that could deliver development within 500m of a bus stop or 1,000m of a train station. The proposal could provide significant support for safe walking and cycling e.g. development that could deliver a new, or improvement to an existing, greenway and /or deliver development within 400m of a settlement centre or 800m of a range of services and facilities.

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
		+	The proposal could have a positive effect on minimising the impact of new development on existing traffic congestion e.g. a site in an area without high levels of existing traffic congestion. The proposal could offer support for the use of public transport e.g. a site that could deliver development within 1,000m of a bus stop or 2,000m of a train station. The proposal could provide support for safe walking and cycling e.g. development that could deliver a new, or improvement to an existing, greenway and /or deliver development within 800m of a settlement centre or 1,200m of a range of services and facilities.
		-	The proposal could increase the need to travel by less sustainable forms of transport, increasing road traffic and congestion eg a site remote from a settlement centre (eg in excess of 2,000m from a wide range of services) and/or in an area of existing traffic congestion. The proposal could not offer support for the use of public transport eg a site that could deliver development in excess of 2,000m from public transport services.
		--	The proposal could significantly increase the need to travel by less sustainable forms of transport, increasing road traffic and congestion.
7. To minimise contributions to climate change and consider climate change adaptation.	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency? • Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?	++	The proposal could significantly reduce greenhouse gas emissions from the District. The proposal could significantly reduce energy consumption or increase the amount of renewable energy used / generated. The proposal could deliver development within 400m of a settlement centre or 800m of a range of services and facilities.
		+	The proposal could reduce greenhouse gas emissions from the District. The proposal could reduce energy consumption or increase the amount of renewable energy used / generated. The proposal could deliver development within 800m of a settlement centre or 1,200m of a range of services and facilities.

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
		-	The proposal could lead to an increase in greenhouse gas emissions from the District The proposal could lead to an increase in energy consumption. The proposal could fail to support increase in the use of renewable energy. The proposal could deliver development in excess of 1,200m from a wide range of services and facilities.
		--	The proposal could lead to a significant increase in greenhouse gas emissions from the District. The proposal could lead to a significant increase in energy consumption. The proposal could lead to a decline in the contribution made by renewable forms of energy. The proposal could deliver development in excess of 2,000m from public transport and other services and facilities.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	++	The proposal could significantly improve air quality; result in air quality targets being met and/or the number of identified areas of poor air quality being reduced.
		+	The proposal could improve air quality. The proposal could contribute to improvements in air quality e.g. through delivery of significant soft landscape features.
		-	The proposal could lead to a decease in air quality. The proposal could result in new development being located within 500m of an identified area of poor air quality.
		--	The proposal could lead to a decease in air quality and could result in the extension to an identified area of poor air quality. The proposal could result in new development being located within an identified area of poor air quality.

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDs into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?	++	The proposal could significantly reduce flood risk to new or existing infrastructure or communities currently located in the 1 in 100 year floodplain (flood zone 3). The proposal could lead to a significant reduction of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater and/or surface water could be significantly improved and all water targets could be met. The proposal could lead to a significant reduction in the demand for water from the District.
		+	The proposal could reduce flood risk to new or existing infrastructure or communities currently located in the 1 in 1,000 year floodplain (flood zone 2). The proposal could lead to a reduction of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater and/or surface water could be improved so that some water targets could be met. The proposal could lead to a reduction in the demand for water from the District.
		-	The proposal could result in an increased flood risk within the 1 in 1,000 year floodplain (flood zone 2). The proposal could result in development being located in flood zone 2. The proposal could reduce flood risk to new or existing infrastructure or communities currently located in the 1 in 1,000 year floodplain (flood zone 2). The proposal could lead to an increase in the amount of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater and/or surface water could be reduced. (This will apply in most cases if the site is greenfield). The proposal could lead to an increase in the demand for water from the District.

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
		--	The proposal could result in an increased flood risk within the 1 in 100 year floodplain (flood zone 3). The proposal could result in development being located in flood zone 3. The proposal could lead to a significant increase in the amount of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater and/or surface water could be decreased and water targets could not be met. The proposal could lead to a significant increase in the demand for water from the District.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	++	The proposal could have a positive effect on European or national designated sites, habitats or species e.g. enhancing habitats, creating additional habitat or increasing protected species population. The proposal could create new habitat and link it with existing habitats or significantly improve existing habitats to support local biodiversity.
		+	The proposal could have a positive effect on regional or locally designated sites, habitats or species. The proposal could improve existing habitats to support local biodiversity. The policy could enhance the District's ecological and GI networks.
		-	The proposal could have negative effects on regional or locally designated sites, habitats or species e.g. short term loss of habitats, temporary loss of species, proposal within 100m of a designated site. The proposal could lead to short-term disturbance of existing habitat (including woodland) but could not have long-term effects on local biodiversity. The proposal could adversely affect the District's ecological and GI networks.
		--	The proposal could have a negative effect on European or national designated sites, habitats and/or protected species and these effects could not be reasonably mitigated. The proposal could have a significantly adverse effect on the District's ecological and GI networks.

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?	++	The proposal could avoid the loss of agricultural land including the best and most versatile land. The proposal could result in significant development on brownfield land. The proposal could result in soil contamination being removed. The proposal could have major positive effects on protected geologically important sites.
		+	The proposal could result in development on brownfield or non agricultural land. The proposal could have positive effects on protected geologically important sites.
		-	The proposal could result in development on agricultural land in the countryside or ALC 4 or 5. The proposal could have minor negative effects on protected geologically important sites.
		--	The proposal could result in the loss of the best and most versatile agricultural land. ALC 1-3. The proposal could result in land contamination. The proposal could have major negative effects on protected geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	++	The proposal could reduce the amount of waste generated through prevention, minimisation and re-use. The proposal could enable the significant re-use of existing buildings. The proposal could enable the significant use of sustainable materials.
		+	The proposal could enable some re-use of existing buildings. The proposal could enable some use of sustainable materials.
		-	The proposal could involve the loss of existing buildings. The proposal could increase the demand for local resources.

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
		--	The proposal could result in a significantly increased amount of waste going to landfill. The proposal could involve the significant loss of existing buildings. The proposal could significantly increase the demand for local resources. The proposal could result in inappropriate development within a Minerals Safeguarding Area.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	++	The proposal could provide opportunities to enhance cultural and historic heritage assets (designated and non-designated assets) along with their settings. The proposal could offer potential to significantly enhance townscape character.
		+	The proposal could protect cultural and historic heritage assets (designated and non-designated assets) along with their settings. The proposal could offer potential to enhance townscape character.
		-	The proposal could lead to deterioration of cultural and historic heritage assets (designated and non-designated assets) or their settings. Proposal will effect designated heritage asset or it's setting (is within 100m) although it's effect maybe uncertain.
		--	The proposal could lead to a loss or significant deterioration of cultural and historic heritage assets (designated and non-designated assets) or their settings that could not be reasonably mitigated. The proposal could lead to new development that risked making a negative contribution to local character and distinctiveness.
14. To protect and enhance the character and appearance of	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	++	The proposal could offer potential to significantly protect and enhance landscape character in accordance with NCA profiles The proposal could avoid development within 1,000m of protected sites (e.g. Natura sites and SSSIs) and thus recreational and urbanisation pressures on such sites.

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
the landscape including historic landscape and other natural assets and resources.	• Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	+	The proposal could offer potential to protect and enhance landscape character in accordance with NCA profiles. The proposal could avoid development within 400m of protected sites (e.g. Natura sites and SSSIs).
		-	The proposal could have an adverse effect on landscape character or an area of historic landscape value that could not be reasonably mitigated. The proposal has potential for an adverse effect on a site of local importance such as ancient woodland that could not be reasonably mitigated. The proposal is on a greenfield site in the countryside.
		--	The proposal could have a significant adverse effect on landscape character or area of historic landscape value that could not be reasonably mitigated. The proposal could result in development within proximity of protected sites (e.g. Natura sites and SSSIs) and could result in recreational and urbanisation pressures on such sites that could not be reasonably mitigated.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	++	The proposal could support opportunities for investment in culture and tourism that could result in significant positive effects on the local economy.
		+	The proposal could support opportunities for investment in culture and tourism that could result in positive effects on the local economy.
		-	The proposal could have negative effects on potential investment in culture and tourism that could result in negative impacts on the local economy.
		--	The proposal could have significantly negative effects on investment in culture and tourism that could result in significant negative impacts on the local economy.

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	++	The proposal could significantly enhance the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services.
		+	The proposal could enhance the vitality and viability of the District's towns and villages contributing to the safeguarding and improvement of shops and services.
		-	The proposal could have an adverse effect on the vitality and viability of the District's towns and villages, leading to the decline of shops and services.
		--	The proposal could have a significantly adverse effect on the vitality and viability of the District's towns and villages, leading to significant decline in shops and services.
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	++	The proposal could significantly encourage investment in businesses, people and infrastructure which could lead to a strengthened and more diversified economy, e.g. it could deliver over 1ha of employment land within 20 minutes travel time of a main population centre.
		+	The proposal could encourage investment in businesses, people and infrastructure which could lead to a strengthened and more diversified economy. The proposal could provide accessible employment opportunities.
		-	The proposal could have a negative effect on business, the local economy and local employment, e.g. it could lead to the closure or relocation of existing business, or the loss of employment land.
		--	The proposal could have a significant negative effect on business, the local economy and local employment, e.g. it could lead to the closure or relocation of significant businesses, the loss of over 1ha of employment land or negative impact on key sectors of the economy (e.g. knowledge-based; advanced manufacturing).

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	++	The proposal could facilitate the delivery of new employment opportunities, or residential development in close proximity to existing local employment provision e.g. within 500m or 10 minutes travel time by walk/cycle/bus/rail.
		+	The proposal could facilitate the delivery of new employment opportunities, or residential development e.g within 1,000m or 30 minutes travel time of existing local employment provision by walk/cycle/bus/rail.
		-	The proposal is unlikely to contribute to the employment needs of local people e.g. by delivering development beyond 1,000m and 30 minutes travel time by walk/cycle/bus/rail.
		--	The proposal could fail to meet the employment needs of local people e.g. by delivering development beyond 1,500m and 30 minutes travel time by walk/cycle/bus/rail.

Table 3.5 Definitions of significance

Consultation requirements for the sustainability appraisal

The SEA Directive requires that

… " authorities with relevant environmental responsibilities and the public … shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan … and accompanying environmental report…"

3.31 This draft SA report is being consulted on alongside the Staffordshire Moorlands Local Plan - Preferred Options document July 2017. The consultation includes the statutory environmental organisations Natural England, Historic England and the Environment Agency, as required by the SEA Directive, alongside a wide range of other stakeholders and community organisations.

3.32 An Initial Sustainability Appraisal Report was published for formal public consultation alongside the Staffordshire Moorlands Preferred Option Sites and Boundaries document between 28th April and 13th June 2016. Comments received during this consultation, and the Council's response, are set out in section 11 of this report.

3.33 Consultation has also previously been undertaken on the scope and level of detail of the sustainability appraisal through consultation on the SA Scoping Report held between 13th August 2014 and 26th September 2014. Seeking the views of the statutory environmental organisations on the scope and level of detail to be included in the Environmental Report is also a requirement of the SEA Directive.

SA Scoping stage

4 SA Scoping stage

The SEA Directive requires

an environmental report to include … "An outline of the plan's relationship with other relevant plans and programmes".

"The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme".

"The environmental characteristics of those areas likely to be significantly affected".

"Any existing problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and Habitats Directive".

"The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation".

4.1 This stage of the sustainability appraisal (shown as stage A in Table 3.1) involves compiling background information needed before a sustainability appraisal can be undertaken. It established an evidence base for ongoing appraisal work and culminated in a framework of sustainability objectives.

4.2 Key tasks in this evidence compilation included:

- identifying relevant policies, plans and programmes;
- collecting baseline information;
- identifying key sustainability issues in the plan area;
- establishing sustainability objectives.

4.3 This evidence base work was subject to a period of public consultation held on the SA Scoping Report between 13th August 2014 and 26th September 2014 as part of a continuing baseline review taking place alongside preparation of the emerging Staffordshire Moorlands Local Plan. An SA Scoping Report was originally produced in 2006 and updated in 2007 to form the basis for assessing the Council's Local Development Framework.

4.4 The SA Scoping Report forms part of the environmental report required by the SEA Directive. The scoping work is subject to continual review as evidence becomes outdated and new information made available. This helps to ensure that effects prediction and evaluation remains accurate and consistent.

4.5 The key elements of the Scoping Report are described below, and the full version can be viewed online at:

https://www.staffsmoorlands.gov.uk/article/2861/Sustainability-Appraisal

Relationship with other plans and programmes (policy context) and baseline evidence

4.6 A thorough review was undertaken of other relevant plans, policies and programmes and this was presented in the Scoping Report. The purpose of this was to meet the requirement of the SEA Directive to take account of environmental protection objectives and to gather other information that would influence options to be considered in plan preparation.

4.7 This review studied a range of international, national, regional and local documents that should be taken into account during the preparation of the Local Plan.

4.8 This was followed by a thorough review of the sustainability "baseline" in the Staffordshire Moorlands plan area. The baseline identifies what is currently happening in Staffordshire Moorlands and the likely future state of the area if current trends were to continue. It provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them.

Key sustainability issues

4.9 The review of plans, policies and programmes, and baseline research as described above, has enabled the identification of key sustainability issues in Staffordshire Moorlands (including environmental problems as required by the SEA Directive).

4.10 Sustainability issues can be any problems or uncertainties which need to be understood and addressed before the Local Plan can be considered sustainable. On the basis of the issues identified, sustainability appraisal objectives have been defined which are used to test how likely the proposals in the Local Plan and alternative options are to lead to sustainable outcomes.

Sustainability appraisal framework

4.11 The Sustainability Appraisal Framework consists of sustainability objectives which provide a way in which the effects of the Local Plan can be described, analysed and compared. These objectives were developed as a result of the review of other plans and programmes and baseline, consultation responses and from the identified sustainability issues, in particular.

4.12 Sustainability appraisal objectives are different in concept and purpose from the objectives of the Local Plan, though there is a degree of overlap. The objectives are listed in table 4.2 at section 4.1, paragraph 4.16 and form the basis of the appraisal. The full framework includes detailed ‘"decision aiding criteria"; these criteria help to ensure that all the key issues are included in the framework.

Comments received on the SA Scoping Report

4.13 The SA Scoping Report was consulted on for six weeks between 13th August 2014 and 26th September 2014. Seven organisations made comments and these are summarised in the table below.

4.14 Where possible comments have been taken on board during the preparation of this SA Report July 2017. Other comments, including the identification of additional plans and programmes, will be addressed when a revised Scoping Report is published.

4.15 Details of the responses received and the Council's actions in the light of responses is set out in the table below.

Organisation	Summary of Response	Action
Staffordshire Police	Welcomes that '**crime**' has been identified as a sustainability issue and that there is a recognition within the local authority that 'New developments need to create safe public and private environments and include 'designing out crime' initiatives' and that objective (No.4) 'To minimise opportunities for crime and reduce the fear of crime' is proposed to reflect this. Seeking to fulfil this objective helps satisfy the obligation within Section 17 of the Crime and Disorder Act 1998 placed on all local authorities 'to exercise their functions with due regard to their likely effects on crime and disorder, and to do all they reasonably can to prevent crime and disorder' .	Support noted.
Staffordshire Police	With regard to the local authority's recognition for the need to include '**designing-out crime** initiatives', the local authority could do no better than embrace Secured by Design and require all new developments to be built and accredited to Secured by Design.	Core Strategy Policy DC1 – Design Considerations states that new development should incorporate 'designing-out crime initiatives'. Add reference to Plans, Policies and Programmes list in Appendix 1.
English Heritage	**Mitigation measures** are mentioned throughout the document, how will any mitigation measures be included within the Local Plan? Consider inserting a statement to set out how this will be dealt with. We would encourage mitigation measures to be incorporated within the Local Plan itself, in policy wording and justification text.	Agree. Include reference in the scoping report to clarify that mitigation measures will be incorporated within the Local Plan, in policy wording and justification text.
Environment Agency	**Flood Risk:** The ability of the WFD waterbodies to meet their required status by 2027 could be affected by growth. The ability of the existing sewerage infrastructure and water environment to accommodate	Agree. Include this within the sustainability issues.

Organisation	Summary of Response	Action
	the proposed levels of growth should be reflected within this section.	
Environment Agency	**Objective 9:** summarises the SA objectives identified for the plan. Although we welcome Point 9 (to reduce flood risk and protect water resources) we recommend that Point 7 (to minimise contributions to climate change) is expanded to also include climate change adaptation, as there are other climate change impacts that should be considered within the plan.	Accepted. Amend Objective 7 to reflect to include reference to climate change adaption.
Environment Agency	We have reviewed **Appendix 1** and welcome the inclusion of the EU Water Framework Directive (WFD) and corresponding Humber River Basin Management Plan (RBMP). Suggest including the following. • River Trent Catchment Flood Management Plan (CFMP) 2010 produced by the Environment Agency - these give an oveview of the flood risks across different catchments and ensure that works/development affecting flooding are coordinated between all parties. • Staffordshire Preliminary Flood Risk Assessment (PFRA) (2011) - The Preliminary Flood Risk Assessments (PFRAs) provide a high level summary of significant flood risk from surface water, ordinary watercourses and groundwater through collection of information on past (historic) and future (potential) floods. They are a requirement of the Flood Risk Regulation 2009 and must be produced every 6 years. • Shropshire and Staffordshire Local Flood Risk Management Strategy (2014) - currently out for consultation - This Local Flood Risk Management Strategy (LFRMS) offers an opportunity for Staffordshire County Council (as Lead Local Flood Authority) to formalise their longer term vision and shape individual priorities that deliver the greatest benefit to the people, property and environment of Staffordshire.	Comments noted. Agreed that the other documents can be referenced in Appendix 1.
Environment Agency	We have reviewed **Appendix 2** and note that there is no reference to baseline data relating to the WFD waterbodies that flow through your district. The ability of these waterbodies to meet their required status by 2027 could be hindered by growth, and it should be	Noted. SA to be updated accordingly.

Organisation	Summary of Response	Action
	ensured that the plan is able to mitigate for this risk and ensure that watercourses are retained at or returned to their most natural possible condition. Please see the attached spreadsheet and map which shows the waterbodies affecting your district, their current status and their required future status.	
Environment Agency	Under the housing and employment sections we note section 5 (flood risk) and the criteria of **classifying developments** 1-4 according to their location in relation to the floodplain. We note that Floodzone 3b is not specified here. In line with Table 2 of the NPPG residential and employment development is not considered appropriate within this zone, therefore sites at this level of risk should be thinned out as part of the SHLAA process and not be further considered as allocations. In light of this, we find exclusion of a reference to FZ3b acceptable.	Noted. Site assessment methodology reviewed.
Environment Agency	We also welcome the inclusion of **criteria 9** (physical infrastructure including sewerage and water provision). We note this alludes to findings of the Development Capacity Study, which summarises a number of infrastructure requirements under the red amber green system. We recommend that sewerage infrastructure is singled out under its own criteria, in order to highlight the site's potential impact on the pollution of the water environment. Development in locations where there is the availability of public main foul sewer should be considered in preference to those where connection is not feasible, as it is these sites that will pose the greatest risk of pollution of the water environment as any treated effluent will discharge directly into the water environment (either groundwater or rivers). Data for this would be provided by a WCS if the Development Capacity Study does not provide this level of detail.	Noted. Site assessment methodology reviewed.
Environment Agency	**Criteria 11 assesses contamination**. We welcome the high scoring of contaminated sites, as these provide unique opportunities for the remediation of any underlying contamination and therefore protection and improvement of the water environment (as required under WFD).	Noted. Site assessment methodology reviewed.
Environment Agency	With regards to the **criteria for gypsy and traveller sites**, we draw your attention to Table 2 of the NPPG that states that such a land use is not suitable for sites within Flood Zone 3, and only suitable in Flood Zone 2 in exceptional circumstances. Sites affected by Flood Zone 3 (3a or 3b) should therefore be thinned out prior	Noted. Site assessment methodology reviewed.

Organisation	Summary of Response	Action
	to consideration by sustainability appraisal as being contrary to national policy. The scoring criteria should therefore be reconsidered in light of the high vulnerability of this land use.	
Natural England	**Soil and Agricultural Land**: No mention if an assessment has been undertaken to determine the quality of soil and agricultural land. Digital ALC data is available from Natural England and sufficient site specific data should be available to inform decision making.	Add section referring to Soil and Agricultural Land.
Natural England	**Landscape:** Pleased the landscape section has highlighted that District adjoins the PDNP. Suggest the baseline incorporates the South West Peak, White Peak and Potteries and Churnet Valley National Character Areas (NCAs) which fall within the Staffordshire Moorlands. NCA profiles provide an invaluable resource for understanding wider landscape context, and highlighting opportunities for enhancement of the natural environment.	Agree. Add reference to these in the baseline information and Plans, Policies and Programmes list in Appendix 1.
Natural England	**Access and Recreation:** Access to the countryside is not included as a topic. NE encourages any proposal to incorporate measures to help encourage people to access the countryside for quiet enjoyment. Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate. The SA should also consider Green Infrastructure.	Agree that Access to the Countryside could be included as a topic. Green Infrastructure is considered within Objective 10 but could also be considered within Objectives 1 and 6.
Natural England	Insert a reference to the historic environment within the '**cumulative impacts**' section on page 15/16 and assess what impacts could arise for the historic environment.	Accepted. Add reference to historic environment within this section.
Natural England	**Objective 6**: NE are pleased that there is an objective to encourage sustainable links between rural areas and towns. However strongly recommends that that an objective is included which seeks to protect and improve access to the natural environment.	Consider that this can be considered within Objective 6 by adding a question under decision making criteria within Appendix 3.

Organisation	Summary of Response	Action
Natural England	**Objective 10**: The Moorlands has a number of internationally designated nature conservation sites and locally protected sites. There should therefore be an objective to test the plan's policies and proposals on European sites and SSSIs.	Agreed. Amend Objective 10 to reflect this.
Natural England	**Objective 11**: This could be improved to be more specific to protecting the best and most versatile agricultural land.	Agreed. Amend Objective 11 to reflect this.
Natural England	**Objective 14**: This could be strengthened by making reference to protected sites and could incorporate links to the NCA objectives.	Agreed. Add a question under decision making criteria within Appendix 3 making reference to protected sites and natural environment.
Natural England	Suggest that **Biodiversity 2010** and neighbouring local plans could be considered in the SA context.	Add references to Plans, Policies and Programmes list in Appendix 1.
Natural England	The **baseline data** should consider the presence of Protected species and Priority species (including Annex1 birds and regularly occurring migratory birds). Site allocations within the local plan could affect habitats that support either domestic or European Protected Species. Areas that are known to be wildlife habitats or corridors should be highlighted and scoped into the SEA to be considered.	Noted.
Natural England	We have highlighted above data that could further inform the **baseline** in relation to protected species, soils, landscape and access to nature.	Comments noted.
Natural England	**Objective 10**: 'Will it help to deliver the findings of the Appropriate Assessment?' It is not clear what this indicator is setting out to achieve. An Appropriate Assessment is a stage within the Habitat Regulation process to assess whether a plan or project is likely to have adverse impacts on a European site. Complying with the Appropriate Assessment is therefore a requirements under the Habitat Directive. Natural England recommends an indicator that would encourage benefits to the natural environment for example;	Agreed that this is a requirement under the Habitat Directive. Amend Appendix 3 to reflect comments and add suggested indicator.

Organisation	Summary of Response	Action
	"% of new developments incorporating ecological enhancement measures per year".	
Natural England	Natural England is concerned that the **site appraisal** process does not give sufficient weight to the natural environment, in particular designated sites. The SA states that European designated sites (also commonly referred to as Natura 2000 sites), fall within your Authority boundary. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). In considering European sites of interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have. The Conservation objectives for each European site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have. European sites are also notified at national level as Sites of Special Scientific Interest (SSSI). Natural England notes that criteria 4 'protected land' is split into two themes 'green belt' and 'nature conservation sites' Natural England is concerned that Green Belt is given greater weighting in terms of scoring than Nature Conservation sites.This could lead to pressure being created to allocate sites for housing within or adjacent to international / national designated sites and therefore have the potential to affect their interest features. It is also important to be aware that housing development can have indirect impacts on protected sites for e.g. a housing site adjacent to a designated could have impacts on its interest features via recreational disturbance and 'urban edge' effects etc. In line with the NPPF paragraph 113 , distinctions should be made between the hierarchy of international , national and local sites. This therefore need to be reflected in the assessment criteria when scoring potential development sites again designated sites.	Site appraisal methodology reviewed.
Historic England	**Landscape**: Information from the historic character assessment could be included here.	Agree. Add separate paragraph into landscape section regarding this.

Organisation	Summary of Response	Action
Historic England	**Historic Assets**: Request amending 'historic assets' to read 'heritage assets'. We would encourage including some additional information in this section, such as referencing the HER, numbers of assets (designated and non-designated assets), the availability of conservation area appraisals and management plans as examples.	Agree. Amend title and add additional information as suggested.
Historic England	**Objectives 13 & 14.** We support the inclusion of specific objectives within the SEA for the historic environment considering both buildings and landscape. Include reference to the need to protect, conserve and enhance the significance of heritage assets, which includes their setting. Ensure that the objective relates to both designated and non-designated assets.	Objective 13 refers to the setting of heritage assets. An amendment can be made to the question under decision making criteria within Appendix 3 to refer to non-designated assets.
Historic England	**Objective 15:** Consider using the term heritage. The section title references 'local distinctiveness', we would encourage including this term within the objective.	Agreed. Add references to heritage and local distinctiveness.
Historic England	Include **monitoring indicators** that reflect the historic environment. The English Heritage SEA guidance, link included below, includes monitoring examples that may be useful.	Accepted.
Historic England	Support the reference to conservation area appraisals, historic environment characterisation, landscape and settlement character appraisals. Also encourage the inclusion of the Historic Environment Record, Heritage Legislation and National Planning Policy Guidance.	Support noted.
Historic England	**Appendix 2** amend 'historic assets' to read 'heritage assets' and 'historic Parks and Gardens' to read 'Registered Parks and Gardens'. Include information from the Historic Environment Record on a wider range of issues including archaeology and non-designated assets. Reference other historic environment evidence base such as conservation area appraisals and management plans within this section. Consider including a reference to locally important listings, if applicable.	Noted. SA will be updated accordingly.

Organisation	Summary of Response	Action
Historic England	Page 29 on **site assessments** consider how an assessment of the impacts/harm to the historic environment, as a result of development/site allocations, could be included within this process. Any potential sites for allocation would have to undergo a heritage impact assessment.	SA methodology reviewed and assessment commissioned.
Historic England	Appendix 4 regarding **site assessment criteria** scores highly where development is not within or adjacent to heritage assets such as conservation areas. However, if development is appropriate and takes account of the historic environment then it is possible for development to protect, conserve and/or enhance heritage assets. The NPPF states that sustainable development within a conservation area could better reveal its significance.	SA methodology reviewed.
Historic England	Within Appendix 4 and between the different uses – housing/employment/travellers sites there are different criteria that are applied; this should be a consistent approach. Consider this approach during the **site assessment** process. The important issue is to consider what impacts/harm to the historic environment could result from development and how they can be avoided/ mitigated. A heritage impact assessment would be a beneficial tool.	SA methodology reviewed and assessment commissioned.
Historic England	Sources at the end of the **assessment criteria** should reference historic environment sources such as the HER and other documents of relevance.	Noted.
Staffordshire County Council	The three Extensive Urban Survey (EUS) for Alton, Cheadle and Leek should be included within Chapter 2 paragraph 2.4 under the heading “Historic Assets” alongside the reference to the Historic Environment Character Assessment (HECA). The EUS also considers the impacts of change on the historic environment of the District’s three medieval towns in greater detail than that provided within the HECA. The emerging English Heritage and SCC guidance on the sustainable reuse of historic farm buildings and sympathetic new build on historic farmstead complexes is a county-wide guidance document which has particular resonance in the Staffordshire Moorlands. This guidance lays a methodology for the preliminary assessment of historic farm buildings/complexes by applicants and for discussion with local planning officers. The aim of this approach is to enable early discussion and the development of appropriate and sustainable proposals which promote the conservation of historic farm complexes through their sustainable	Noted.

Organisation	Summary of Response	Action
	reuse and the deployment of appropriate new build to reflect the area and the site's inherent historic character. The section on 'Historic Assets' considers (in sentence 2) the range of heritage assets, many of which are statutorily protected including '…buildings, gardens and structures'; this sentence must also include reference to archaeological remains (such as the Scheduled Bury Bank hillfort'). This section should also recognise that the unique character of heritage assets may comprise a range of individual elements, for example Alton Castle is a Grade I Listed Building, but is also a Scheduled Monument which also incorporates medieval earthworks, structural remains and below ground archaeological remains within its bounds. The castle also represents an important landscape feature. The majority of heritage assets are not however statutorily protected and instead receive consideration as part of the planning process. The nature of below ground archaeological remains means that their presence and significance is often not fully understood before they are encountered. As such there is the potential for non-scheduled nationally important remains to be present. Sustainability in this context requires early discussions (and in some circumstances investigations) where development may impact upon such sensitive remains to develop appropriate strategies to ensure the conservation and enhancement of such remains.	
Staffordshire County Council	There are errors in the Biodiversity, Flora and Fauna section in 2.4. Geodiversity should be added. Nationally designated sites are not referenced. It should be made clear that the data from Defra for area of designated sites in favourable condition relates only to SSSIs. Staffordshire Wildlife Trust may be able to supply data on local sites. This will show a much lower proportion of local sites in favourable condition than SSSIs. Condition of designated habitats is therefore an issue, associated with agricultural practices and economy. This section is limited to designated sites. Reference to ecological connectivity, in line with Natural Environment White Paper and the NPPF is required. An issue in Moorlands, as elsewhere, is addressing fragmentation of habitats and facilitating and encouraging improvements in habitat connectivity. Reference to biodiversity opportunity mapping would be relevant here and to the Churnet Valley Living	Noted. SA will be updated accordingly.

Organisation	Summary of Response	Action
	Landscapes Project which includes objectives for enhancing ecological connectivity. Moorlands includes a significant survival of species-rich grassland – one of the most threatened and declining habitats nationally – while the Churnet Valley supports a significant area of ancient woodland and the district supports important moorland habitats - this could be recognised including the role these surviving habitats play in attracting visitors.	
Staffordshire County Council	Should be an objective to deliver more **extra care units** in line with the Flexicare Strategy. SCC keep a database which could be used for monitoring purposes.	Agree. Add extracare into Objective 5 and include a monitoring indicator.
Staffordshire County Council	Support **monitoring of SA 13** but what is the indicator measuring, total number, condition, number of designated heritage assets considered 'at risk?	Noted.
Staffordshire County Council	**Biodiversity, Flora and Fauna**: Reference to Appropriate Assessment may not be required – if this is not fully met a proposal/site should be refused. Legal requirements mean that this cannot be balanced against other objectives/criteria. If it is included the objective should be that impacts on Europa 2000 sites are fully avoided. Reference to meeting/contributing to objectives of the Water Framework Directive should be made. Reference to contributing to Staffordshire Biodiversity Action Plan objectives would be welcomed. Thought could be given to an indicator of contribution to ecological connectivity. Connectivity mapping can be carried out for some habitats.	Noted and SA will be updated accordingly.
Staffordshire County Council	SA 3. **Access to natural green space** could be added as an indicator. There is much evidence that this is an indicator for physical and mental health.	Noted and SA will be updated accordingly.
Staffordshire County Council	There is no mention of **Veteran or Ancient trees** within the documentation. These are highlighted in the NPPF and therefore should be reflected in local documentation. This is a difficult asset, in that they are often not recorded, however due to their cultural and ecological importance, once lost cannot be replaced. An indicator would be through data collection and safeguarding through the Planning Process. **Soil and Material Assets**. A better indicator for geological sites would be condition rather than area.	Noted and SA will be updated accordingly.

Organisation	Summary of Response	Action
Staffordshire County Council	**Objective 2** covers access to education and minimising distance to travel. However, we feel that this does not take into account the capacity of nearby schools or the potential for new sites to provide additional facilities. Therefore, the indicators should be updated to include the number of school places created and the distance of new housing to school sites. The School Organisation Team at the County can provide data annually on new school places created for monitoring purposes.	Noted and SA will be updated accordingly.
Staffordshire County Council	**Appendix 1** should also include the following policies and documents relating to Cultural Heritage. Under International/European Context the relevancy of the European Landscape Convention (2000), Florence and the Convention for the Protection of the Archaeological Heritage of Europe (1992), Valletta should be considered. Under Local/Sub-Regional Context the three Extensive Urban Surveys (EUS), for Alton, Cheadle and Leek, should be included. This appendix should also identify the emerging EH/SCC guidance concerning the sustainable reuse of historic farmsteads. While a county-wide document, this does have particular relevant to the Staffordshire Moorlands where many important early farm buildings and complexes survive.	Noted and SA will be updated accordingly.
Staffordshire County Council	**International:** The EU Green Infrastructure Strategy should be referred to: EU-wide strategy on Green Infrastructure: Enhancing Europe's Natural Capital. The EU Water Framework Directive should be listed. **National**: The UK Biodiversity Strategy: Biodiversity 2020: A strategy for England's wildlife and ecosystem services should be cited. The White Paper on the Natural Environment: The Natural Choice- Securing the Value of Nature should be cited. The Conservation of Habitats and Species Regulations 2010 and the Natural Environment and Rural Communities Act 2006 should be referenced. Reference to the Wildlife and Countryside Act is incorrect. This should read The Wildlife and Countryside Act 1981 (as amended).	Noted and SA will be updated accordingly.
Staffordshire County Council	**European context:** The European Landscape Convention (Florence 2002): Landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside. It sets, as part of its principle aims, the promotion of landscape protection, management and planning, to be implemented through; recognising landscapes in	Noted and SA will be updated accordingly.

Organisation	Summary of Response	Action
	law as an essential component of peoples surroundings, to establish and implement landscape policies aimed at landscape protection, management and planning, and to integrate landscape into regional and town planning policies as well as any other policies with possible direct or indirect impact on landscape. It advocates a landscape character approach to informing planning decisions. **Local / Sub Regional:** Planning For Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan 1996-2011 or its successor document. Incorporates landscape character assessment for Staffordshire and provides guidance on protection, management and planning of Staffordshire's Landscapes. This document is currently being reviewed and updated.	
Staffordshire County Council	Consider that further emphasis needs to be placed on extracare (flexicare) housing for elderly in the **baseline information**. Raft of data available from the Flexicare Strategy.	Noted and SA will be updated accordingly.
Staffordshire County Council	In **Appendix 2** the three Extensive Urban Surveys (EUS) for Alton, Cheadle and Leek should be included within Column 2 under the heading "Historic Assets". The Staffordshire Historic Environment Character Assessment (2010), which is included in the list, deliberately excluded an assessment on the historic character and heritage assets of the built areas of these three settlements because they would be considered in greater detail by the EUS project. The EUS project is now complete and the reports for Alton (February 2013), Cheadle (June 2012) and Leek (December 2011) can be found on the Staffordshire County Council website. Column 2 "Historic Assets" should also include reference to non-designated heritage assets (monuments, buildings (which includes the non-designated traditional farmsteads which are the subject of the guidance mentioned above) and landscapes). Under column 1 "Historic Assets" reference should also be made to the Staffordshire Historic Environment Record (HER), which is held by Staffordshire County Council.	Noted and SA will be updated accordingly.
Staffordshire County Council	The data for biodiversity is limited to designated sites, Data is held by Staffordshire Ecological Record on habitats and species of principal importance for biodiversity. Quantified habitat areas could be cited as could the number of species recorded in the	Noted and SA will be updated accordingly.

Organisation	Summary of Response	Action
	District. The Biodiversity Opportunity Mapping should be cited. It should be made clear that the data from Defra for area of designated sites in favourable condition relates only to SSSIs. Staffordshire Wildlife Trust may be able to supply data on local sites. It is not clear whether all ancient woodland is captured through SSSI datasets, this is available through the Inventory of Ancient semi Natural Woodland and this is not referenced in Appendix 2, which may result in some fragmented areas of woodland not being captured in this piece of work. It is common place to set parameters that will prevent the loss of ASNW, therefore without the baseline; there is a missed opportunity to use this commonly used target. Planning For Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan 1996-2011 or its successor document. This provides landscape character assessment and guidance on protecting and managing landscapes.	
Staffordshire County Council	**Appendix 4** does not appear to take into account the results of either the Staffordshire Historic Environment Character Assessment or the Extensive Urban Survey.	SA methodology reviewed.
Staffordshire County Council	Protected land: B) Nature Conservation Site/ TPO should refer to SAC, SPA, SSSI and habitats of principal importance. Could, for **residential allocations**, accessible natural green space within 300 metres be included as a positive in line with Natural England targets?	SA methodology reviewed.
Staffordshire County Council	The **site appraisal criteria** set out the capacity of social infrastructure as a theme, which includes education stating sites should not have an adverse impact. However, it is not clear how the appraisal scores sites that can have a positive impact, for example by providing land for new school provision if required. We therefore suggest that this should be factored into appraisal criteria as it likely that new school sites will be needed in the District to cater for new housing growth.	SA methodology reviewed.
United Utilities	**Objective 7**: support objective regarding climate change.	Comment noted.
United Utilities	**Objective 9**: support objective regarding water.	Comment noted.

Table 4.1 Summary of consultation responses and action taken

4.1 Sustainability Appraisal Framework

4.16 The Table below sets out the SA Framework used in the appraisals. The objectives and indicators have been revised in the light of consultation responses received during the period of public consultation held on the SA Scoping Report between 13th August 2014 and 26th September 2014.

Objective	SEA Topic	Decision making criteria	Indicator
SOCIAL			
Population, Human Health and Social Inclusiveness			
1. To improve community cohesion and the quality of where people work and live.	Population and Human Health	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	• Area of open space. (SMDC, Annual Monitoring Report)
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	Population and Human Health	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people need to travel to access education,	• Job Seekers Allowance Claimant Count Aged 18 – 24 (nomisweb) • Incidents of crime per 1,000 Population • Fear of Crime (Office for National Statistics) • Number of affordable houses competed

Objective	SEA Topic	Decision making criteria	Indicator
		employment, shopping and other key services and facilities.	• % of new residential development completed within Towns / Large Villages/ Small Villages/ Other Rural Areas (SMDC) • Number of school places created (School Organisation Team, SCC)
3. To improve health and reduce health inequalities.	Population and Human Health	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	• Life expectancy (Public Health England) • Adult Obesity (Public Health England) • Adult participation in sport (Sport England Active People Data)
4. To minimise opportunities for crime and reduce the fear of crime.	Population and Human Health	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	• Incidents of crime per 1,000 Population • Fear of Crime (Office for National Statistics)
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	Population and Human Health	• Will it provide an appropriate mix of housing to enable all needs to be met? • Will it enable people to meet their needs within their existing communities? • Will it ensure that people can afford their housing?	• Number of affordable houses competed • No of years supply of deliverable housing sites (SMDC, Annual Monitoring Report) • No of extra care units delivered (SCC)

Objective	SEA Topic	Decision making criteria	Indicator
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	Population and Human Health	• Will it minimise impacts on existing traffic congestion? • Will it support the use of public transport? • Will it support safe walking and cycling? • Will it protect and improve access to the natural environment and support Green Infrastructure?	• Frequency of bus service (by settlement) (Staffordshire County Council) • % of new residential development completed within Towns / Large Villages/ Small Villages/ Other Rural Areas (SMDC)
ENVIRONMENTAL			
Climate Change, Air and Water			
7. To minimise contributions to climate change and consider climate change adaptation.	Air and Climatic Factors	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency? • Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?	• % of new residential development completed within Towns / Large Villages/ Small Villages/ Other Rural Areas (SMDC) • CO_2 total emissions (National Atmospheric Emissions Inventory) • Amount of renewable energy generation by installed capacity and type (SMDC, Annual Monitoring Report)
8. To improve air quality.	Air	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	• CO_2 total emissions (National Atmospheric Emissions Inventory)

Objective	SEA Topic	Decision making criteria	Indicator
9. To reduce flood risk, protect and enhance water sources.	Water	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDs into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?	• Number of planning applications granted contrary to the advice of the EA in respect of flood risk. • Number of planning applications granted contrary to the advice of the EA in respect of water quality. (Environment Agency)
Biodiversity, Flora and Fauna			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	Biodiversity, Flora and Fauna	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	• Area (ha) of UK priority habitats by type. (Staffordshire Ecological Record) • % of designated sites brought into favourable condition (DEFRA) • % of new developments incorporating ecological enhancement measures per year
Soil and Material Assets			

Objective	SEA Topic	Decision making criteria	Indicator
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	Soil	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?	• % of development built on brownfield sites (SMDC, Annual Monitoring Report) • Area of Regionally Important Geological Sites (RIGS) (Staffordshire Ecological Record)
12. To minimise the use of non-renewable resources.	Material Assets	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	• Residual household Waste (kg/hh) • % of household waste reused, recycled or composted (recycle for Staffordshire.org)
Built and Cultural Heritage, Landscape and Local Distinctiveness			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	Cultural Heritage	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	• Number of major development projects that affect the significance of heritage assets or historic landscape character whether in an adverse or beneficial way (SMDC, Annual Monitoring Report)

Objective	SEA Topic	Decision making criteria	Indicator
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	Cultural Heritage and Landscape	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	• % of new dwellings on previously developed land (SMDC, Annual Monitoring Report) • % of new employment on previously developed land (SMDC, Annual Monitoring Report)
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	Cultural Heritage	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	• Percentage of visitors staying overnight (STEAM report)
ECONOMIC			
Employment, Economic Development and Regeneration			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	N/A	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	• Retail vacancy rates (%) • Retail A1 completions (m^2) (SMDC, Annual Monitoring Report)
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	N/A	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	• Employment land supply SMDC, Annual Monitoring Report) • Enterprise births and deaths (Business Demography, ONS)

Objective	SEA Topic	Decision making criteria	Indicator
18. To encourage and support a high and stable level of employment	N/A	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	• Unemployment rates • % of population economically active • Earnings by residence and workplace (Nomisweb)

Table 4.2 Objectives and indicators

Summary of findings

5 Summary of findings

5.1 This section provides a summary of the main findings of the SA. The summary findings are set out in five sections:

- Housing requirement options appraisal.
- Employment land requirement options appraisal.
- Development Site options appraisal, including options for a Gypsy and Traveller site.
- Alternative development approaches for Cheadle.
- Preferred Option Local Plan Policies appraisal.

Do Nothing approach

5.2 The Sustainability Appraisal also has to consider a "do nothing option". However Local planning authorities are required to have an up to date Local Plan. The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 set out matters that should be considered when preparing a Local Plan and prescribe their form and content. The National Planning Policy Framework describes the evidence that should be gathered in the preparation of local plans and the approach that they should adopt. In some matters therefore, the Council considers that a “do nothing” approach is not a reasonable option.

5.3 In his report on the Examination of the Staffordshire Moorlands Core Strategy[9], the Inspector required an early and comprehensive review of the Core Strategy for the period 2016 – 2031 and recommended rolling it forward into a single local plan combined with the proposed Site Allocations DPD. His report also identified the need for a Site Allocations DPD to include a review of the Green Belt boundaries in the vicinity of Biddulph, leading to the identification of further development opportunities. Thus not preparing a Local Plan - and not basing this on up to date assessments of housing and employment needs - were not considered to be reasonable alternatives for apppraisal.

5.4 Although the policies contained within the Core Strategy accord with the NPPF, and can still be given weight in decision making, the "do nothing" option of relying on saved Core Strategy policies could result in development which would not help address the District's existing problems and lead to the continuation of the issues identified in the Baseline Data review such as decline in working age population which could stifle economic growth in the District as policies would not be updated to reflect the latest evidence. Thus failure to update Core Strategy policies was not considered to be a reasonable alternative for appraisal.

5.5 There is pressure to release additional land for development. With no Local Plan in place, there is less certainty about where future development will take place and this is likely to lead to less sustainable developments and more planning appeals. A failure to select appropriate sites for development from alternatives is likely to lead to an insufficient supply of housing and employment land and could lead to sites being determined by Appeal. This would give no control over the location of development which in turn may have a negative influence on the delivery of services and facilities within the District as piecemeal development may result from having no certainty over where additional housing development would go and the associated lack of certainty over the delivery of infrastructure. Thus a "do nothing" approach to the identification of appropriate development sites from reasonable alternatives was not considered to be a reasonable option for appraisal.

9 www.staffsmoorlands.gov.uk/media/343/Inspectors-Final-Report--Core-Strategy-Examination-Jan-2014/pdf/Staff_Moors_CS_Exam_report_final.pdf

5.1 Appraisal of housing requirement options

Background

5.6 The adopted Core Strategy covers the period 2006 - 2026. Policy SS2 (Future Provision of Development) indicates that the Council will make provision for an additional 6,000 dwellings over the plan period at an average annual development rate of 300 dwellings. The policy also states that "the Council will undertake and complete an early and comprehensive review of the Core Strategy by 2016 to cover the period 2016 - 2031 to ensure that future provision will continue to adequately meet objectively assessed needs and reflect development potential".

5.7 Nathaniel Lichfield & Partners (NLP) produced a Strategic Housing Market Assessment (SHMA) on behalf of the Council in April 2014. The identification of Objectively Assessed Need (OAN) for housing was at the heart of the study, based on a range of housing, economic and demographic factors, trends and forecasts. The demographic data underpinning NLP's modelling work was subsequently updated by the Office for National Statistics (ONS). This new data, the 2012-based Sub National Population Projections, (SNPP) was published on 29th May 2014. NLP analysed this updated data and issued an updated report in August 2014.

5.8 The August 2014 Housing Needs Update[10] recommended a range of housing OAN between 210 and 430 dwellings per annum. This range encompassed the Oxford Economics Job Growth projections and would allow the District to meet its demographically-driven housing needs in full.

5.9 The 2012-based Sub-National Household Projections (SNHP) were released on 27th February 2015 and superseded the 2011-based (interim) SNHP. The 2012-based SNHP incorporate the ONS 2012-based SNPP published on 28th May 2014 and further information from the Census 2011 where available.

5.10 Since these SNHP were released following the adoption of the Core Strategy in March 2014, NLP has undertaken further work to consider the implications of the 2012-based SNHP on the Council's OAN and a further update Report was published in July 2015.

5.11 A revision to the July 2015 was subsequently prepared to take account of information released since Summer 2015 as well as relevant Planning inspector's Reports and High Court Judgements on approaches to defining housing OAN. The January 2016 revision also took on board new Annual Population Survey (APS) data, the 2014 Mid-Year Population Estimates (MYE) and the latest unemployment data in the PopGroup modelling.

5.12 In order to inform plan preparation, a number of reasonable alternatives were appraised derived from this January 2016 report. A description of this is set out from paragraph 5.51.

5.13 A further update to the SHMA[11] was published in February 2017 when a number of scenarios were remodelled to take account of a series of changes to the evidence, including the 2014-based SNPP published in May 2016. These population projections provided the most up to date estimate of population growth over the period 2014 - 2039 at 1st February 2017. The 2017 SHMA has used the latest 2014-based SNHP to derive the baseline

10 Housing Needs Study 2012-based SNPP Update: High Peak Borough Council and Staffordshire Moorlands District Council; Nathaniel Lichfield and Partners; 15th August 2014

11 Staffordshire Moorlands SHMA Update; Nathaniel Lichfield & Partners; 2017

demographic need, which acts as the 'starting point' when determining the housing OAN. Thereafter, various assumptions, adjustments and sensitivities were applied to take account of local factors and economic aspirations.

5.14 In order to further inform plan preparation, additional reasonable alternatives were appraised derived from the February 2017 report. A description of the further assessments is set out below.

Selection of alternatives for appraisal - February 2017

5.15 The Staffordshire Moorlands 2014-based SNPP and 2014-based household projections Update[12] considered that a housing OAN range of between 235 dpa and 300 dpa represented the appropriate range for the plan area. This range was considered to provide a realistic level of housing provision which will address economic growth requirements, affordable housing need, worsening market signals and the demographic challenges that are present.

5.16 A number of (previously agreed) scenarios, based upon demographic, economic and housing trends, were updated to reflect the 2014- based data and the latest mid-year population estimates. The modelling work excluded any "policy-on" scenarios and included the addition of a scenario which seeks to meet identified affordable housing needs.

5.17 3.2 These scenarios represented the alternatives for potential future growth within the District. They demonstrate the extent to which the population of the Staffordshire Moorlands District could change over the Plan period and how this change would be translated into households, dwellings, labour force and the number of jobs that might be supported by the local population.

5.18 The scenarios were:

- **Scenario A: Baseline 2014 SNPP -** A scenario utilising the latest ONS 2014-based SNPP and the headship rates from the CLG 2014-based household projections. [170 dpa (with no uplifts)]
- **Scenario Aa: Sensitivity Test –** Applying the same assumptions as for Scenario A; however, starting post-2017, headship rates amongst 15-34 year olds will return half-way to the 2008-based projections by 2031. This is termed 'partial catch-up' [PCU]. [192 dpa (with no uplifts)]
- **Scenario Ab: Sensitivity Test –** As Aa, but incorporating the latest 2015 mid-year population estimate. [196 dpa (with no uplifts)]
- **Scenario B: Natural Change** – This scenario sets all migration to 0, assuming that there is no movement into or out of the District over the Plan period. This provides an indication of the level of housing required if only current local residents' needs were catered for. [16 dpa (with no uplifts)]
- **Scenario C: Zero Net Migration** – A theoretical scenario whereby in and out migration (both internal and international) is balanced, meaning there is only population churn in the District and no growth from net in-migration, i.e. migrants continue to move into and out of the District, but on a one in, one out basis. [-22 dpa (with no uplifts)]

12 Staffordshire Moorlands SHMA Update 2017; February 2017; Nathaniel Lichfield & Partners

- **Scenario D: Long Term Migration Trends** – A scenario based on migration trends observed for Staffordshire Moorlands over the previous 10 years (the period 2005/06 to 2014/15). [139 dpa (with no uplifts)]
- **Scenario Da: Sensitivity Test** - applying the same assumptions as for Scenario D; incorporating PCU Headship rates. [160 dpa (with no uplifts)]
- **Scenario E: Oxford Economics Job Growth** – based on (post-Brexit) policy off job growth as forecast by Oxford Economics (October 2016), based on the net additional workforce jobs over the period 2014-2031. [279 dpa (with no uplifts)]
- **Scenario Ea: Sensitivity Test** – based on Oxford Economics job growth forecast but reduced to account for -5% out commuting. [180 dpa (with no uplifts)]
- **Scenario Eb: Sensitivity Test** – based on Oxford Economics job growth forecast but incorporating PCU headship rates. [302 dpa (with no uplifts)]
- **Scenario F: Job Stabilisation** – Constraining the number of net additional jobs over the 17-year plan period to zero, to assess the level of housing needed to maintain the current number of jobs. [259 dpa (with no uplifts)]
- **Scenario Fa: Sensitivity Test** – based on zero net job growth but incorporating PCU headship rates. [282 dpa (with no uplifts)]
- **Scenario G: Past Trends Job Growth** – Taking into account the past trends job growth for the 15-year period to 2015 derived from the Oxford Economics data (0.47% annually) this scenario assumes that this will continue over the plan period. [420 dpa (with no uplifts)]
- **Scenario Ga: Sensitivity Test** – based on Past Trends job growth but incorporating PCU headship rates. [446 dpa (with no uplifts)]
- **Scenario H: Experian Job Growth** - based on policy off job growth as forecast by Experian (December 2016), using net additional workforce jobs over the period 2014-2031. [333 dpa (with no uplifts)]
- **Scenario Ha: Sensitivity Test** – based on Experian job growth but incorporating PCU headship rates. [357 dpa (with no uplifts)]
- **Scenario I: Combined Job Growth** - based on a combination of the Oxford Economics and Experian job growth projections over the period 2014-2031. [306 dpa (with no uplifts)]
- **Scenario Ia: Sensitivity Test** – based on the previous combined job growth scenario but incorporating PCU headship rates. [329 dpa (with no uplifts)]
- **SHMA Affordable Housing Need** - based on the affordable housing needs identified in the SHMA Update February 2017. [679 / 1,309 dpa (with no uplifts)]

5.19 The Government's Practice Guidance states that 'household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need'. It also states that the household projections of housing need may require adjustment to reflect factors affecting local demography and household formation rates which are not captured in past trends.

5.20 Housing requirements must set a level of housing delivery which meets the needs associated with population and household growth, addresses the need for all types of housing including affordable and caters for housing demand[13]. Furthermore, a planned level of housing to meet OAN must respond positively to wider opportunities for growth and should take account of market signals, including affordability[14].

5.21 Scenarios B, C and D have produced targets that are lower than the baseline demographic projections considered the starting point for identifying objectively assessed need and on this basis have not been pursued by the Council.

5.22 Scenarios E, Ea and Eb, Oxford Economics Job Growth and the associated sensitivity tests (allowing for a reduction in the level of net out commuting by 5% and applying PCU headship rates), have also not been considered reasonable alternatives for sustainability appraisal. Nor have scenarios H and Ha, Experian job growth and its sensitivity test. This is because whilst both forecasting houses are considered to provide credible and robust estimates of job growth, their recent estimates for the District have proved to be different. Experian has projected that the Staffordshire Moorland's economy will grow by 1,400 workforce jobs 2014-2031 - significantly higher than the Oxford Economics projections (339 over the same period) - primarily due to much stronger growth predicted by Experian in certain manufacturing sectors. It was thus considered reasonable to attach greater weight to the combined job growth scenario.

5.23 The Baseline Scenarios (A) and Baseline plus Partial Catch Up Scenario (Aa) have contributed to NLP's recommended lower end of the OAN range based on Scenario Ab: 2014-based SNHP with mid year estimates and sensitivity for partial catch-up headship rates (235 dpa including uplifts). This scenario (Ab) is considered to represent the appropriate demographic led need for housing and would be the minimum necessary to meet the District's future housing needs to 2031 and is thus considered a reasonable alternative to assess. **(Option 1.)**

5.24 The Job Stabilisation scenario (F) 259 dpa was the scenario previously considered to be the most appropriate for the Council to pursue (January 2016 appraisal - see below) and so the scenario has been considered as a reasonable alternative on this basis. **(Option 2.)**

5.25 As discussed, jobs growth forecasts have been obtained from both Oxford Economics and Experian. Because of the methodological differences between the two models, the job projections derived are quite different: (Oxford Economics: job growth 2014-2031: 20pa; Experian: job growth 2014-2031: 82pa. As the detailed assumptions are not disclosed with regards to the local and regional economy, along with the adjustments made to the raw data to calculate the forecasts, it is difficult to make a robust decision concerning the comparative weight to attach to each forecast. On this basis it was considered reasonable to appraise the scenario which takes an average level of job growth across the two econometric projections. Scenario Ia, Combined job growth plus partial catch up (329 dpa) was used to

13 National Planning Policy Framework paragraph 159
14 National Planning Policy Framework paragraph 17

inform the employment-led upper end of the recommended housing OAN range; it represents the level of housing growth necessary to provide a sufficiently large labour force to support a combination of the Oxford Economics and Experian job growth forecasts for the District and is thus considered a reasonable alternative to appraise. **(Option 3.)**

5.26 Finally, Scenario G is a past trends scenario indicating the level of housing needed should historic job growth trends continue over the plan period. For Scenario Ga, the same employment and demographic inputs were applied as for Scenario G, but with the application of the partial catch up accelerated headship rates. This test generated a housing need of 446dpa to 2031 - the highest requirement of the scenarios tested by NLP and above the recommended OAN range of 235 - 330dpa. It was included as a reasonable scenario for appraisal to help identify the likely economic, social and environmental effects of increasing the housing supply to aid the delivery of affordable homes.

5.27 The SHMA (2014) identified a critical affordable housing OAN of 707 dpa (net) affordable housing over the next five years across the District. The December 2016 Update (February 2017) concluded that there was a net annual need of between 224 and 432 affordable dwellings, which attributing an estimated delivery rate of 33% equates to a total need of at least 679dpa and potentially as high as 1,309dpa.

5.28 The NPPF makes clear that having identified the OAN for affordable housing, the Local Plan should meet this need subject to the constraints referred to in paragraphs 14 and 47. However paragraph 154 of the Framework also requires that Local Plans should be aspirational but realistic. NLP considered that an affordable housing OAN of at least 679dpa and potentially as high as 1,309dpa is very unlikely to be consistently achieved in the District. However the Council considered it appropriate to consider the economic, social and environmental impacts of delivering a housing requirement of 450 dpa, representing an employment led scenario giving rise to a requirement beyond the upper end of the recommended OAN range and making a very significant contribution to meeting affordable housing need.

5.29 On this basis the SA has considered a fourth reasonable alternative housing requirement: the option of 450 dpa. **(Option 4.)**

5.30 In summary, consideration of the scenarios set out above led to the Council considering four potential housing requirement alternatives for appraisal:

- Option 1: 235 new homes each year (2014 - 2031)
- Option 2: 260 new homes each year (2014 - 2031)
- Option 3: 330 new homes each year (2014 - 2031)
- Option 4: 450 new homes each year (2014 - 2031)

Summary of appraisal findings February 2017

5.31 The full SA appraisal matrices recording the detail of the appraisal of each of these options are provided in section 8. The summary of findings is set out below.

Option 1 - Summary of significant effects

5.32 This option proposes the delivery of 235 new dwellings per year (2014-2031). It will have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs since it represents the lower end of the recommended objectively assessed

housing need range. However being the lower end of the range, the option makes the least contribution of all options considered to addressing affordable housing need and the needs of an ageing population.

5.33 Predicted population growth of around 2,500 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages including helping to safeguard local shops and services. However since this option provides for the lowest level of growth, these benefits would be lowest of all options considered. This option is likely to lead to a decline in the labour force of 2,141 and the loss of 1,579 jobs (2014 - 2031). This is likely to undermine economic stability in the long term and lead to a significant negative effect on business, the local economy and local employment through a lack of encouragement for investment in business and infrastructure.

5.34 As the lowest growth option, requiring the lowest number of site allocations, by comparison with other options considered, this alternative is likely to result in minor positive effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets. The lower level of growth is also likely to minimise the negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys.

5.35 The lower level of growth is also likely to help enable a focus of new development on small urban extensions and small sites within existing settlement boundaries resulting in minor positive effects on minimising the distance people need to travel to access key services and facilities and increasing the opportunities for use of sustainable forms of transport. However since this option proposes the lowest level of growth, it is also likely to result in the lowest level of investment in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to minor negative effects on the SA objective relating to supporting health improvements.

Option 2 - Summary of significant effects

5.36 This option proposes the delivery of 260 new dwellings per year. Since it is within the recommended, full objectively assessed housing need range, the housing requirement would have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs. This positive effect is likely to be more significant than under option 1. However being closer to the lower end of the range than options 3 and 4, the option makes less of a contribution than options 3 and 4 to addressing affordable housing need and the needs of an ageing population.

5.37 Predicted population growth of around 6,300 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including help to safeguard local shops and services. Under this option, these benefits are likely to be more significant than under option 1 and less significant than under options 3 and 4. This option is expected to maintain the 2014 level of jobs in the district over the plan period. This is likely to result in a long term minor positive impact on business, the local economy and local employment. This compares favourably with the impacts on this objective likely under option 1, where significant negative impacts on SA objectives for supporting employment and economic growth are likely since housing delivery below 260dpa would potentially result in a reduction in jobs. However the positive impacts on economic growth under this option are less significant than those likely to result under options 3 and 4.

5.38 Option 2 requires the second lowest number of site allocations of the four options considered, and consequently this alternative is likely to result in comparatively more positive effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets than options 3 and 4. Positive effects on these objectives are slightly less under this option than under option 1. The lower level of growth under option 2 compared with options 3 and 4 is also likely to minimise the negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys.

5.39 The lower level of growth is also likely more likely under option 2 than options 3 and 4 to enable a focus of new development on small urban extensions and small sites within existing settlement boundaries resulting in minor positive effects on minimising the distance people need to travel to access key services and facilities and increasing the opportunities for use of sustainable forms of transport. Benefits under option 2 in this regard are not likely to be as great as under option 1. However since option 2 proposes the second lowest level of growth of the four options considered, it is likely to result in a lower level of investment than under options 3 and 4 in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to possible minor negative effects on the SA objective relating to supporting health improvements. These negative effects are not likely to be as significant as under option 1.

Option 3 - Summary of significant effects

5.40 This option proposes the delivery of 330 new dwellings per year. Since it is the upper end of the recommended objectively assessed housing need range, the housing requirement would have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs. This positive effect is likely to be more significant than under options 1 and 2. As the upper end of the range, the option is likely to make a significant contribution to addressing affordable housing need and the needs of an ageing population.

5.41 Predicted population growth of around 8,500 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including help to safeguard local shops and services. Under this option, these benefits are likely to be more significant than under options 1 and 2, but less significant than under option 4. This option is based on expected job growth of 870 and a labour force increase of 981 in the district 2014-2031. This is likely to allow for the economic potential of the district to be realised and lead to medium and long term positive impacts on the local economy and local employment.

5.42 Option 3 requires the second highest number of site allocations of the four options considered, and consequently this alternative is likely to result in comparatively more negative effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets than options 1 and 2. Negative effects on these objectives are slightly less under this option than under option 4. The higher level of growth under option 3 compared with options 1 and 2 is also likely to result in negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys.

5.43 Due to the extent of sites that are likely to be allocated under this option, it is less likely than under options 1 and 2 that a high proportion of new development can be delivered close to town and village centres, resulting in negative effects on minimising the distance

people need to travel to access key services and facilities and reducing the opportunities for use of sustainable forms of transport. Negative effects under option 3 in this regard are not likely to be as great as under option 4. However since option 3 proposes the second highest level of growth of the four options considered, it is likely to result in a higher level of investment than under options 1 and 2 in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to possible minor positive effects on the SA objective relating to supporting health improvements. These positive effects are not likely to be as significant as under option 4.

Option 4 - Summary of significant effects

5.44 This option proposes the delivery of 450 new dwellings per year. It will have a direct and significant positive effect on the SA objective to ensure provision of homes to meet local needs since it exceeds the upper end of the recommended objectively assessed housing need range. This option should make the greatest contribution of all options considered to addressing affordable housing need and the needs of an ageing population.

5.45 Predicted population growth of around 13,700 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including helping to safeguard local shops and services. The past trends scenario provides employment growth in the district of 3,038 jobs 2014-31 (179pa) and an increase in the labour force of 3,746 2014-31 (220pa). As a result, the option is likely to have a significant positive effect on the local economy and local employment. However these predicted positive effects should be treated with caution, since the SHMA December 2016 update notes that the population growth required to underpin this job growth would primarily be achieved by inward migration as opposed to natural change. To achieve the 450dpa that would be required based on a continuation of past job growth rates would require a 6-fold increase in net population growth compared to the 2014-based SNPP and would require more than 10,000 additional migrants from elsewhere across the UK/abroad to move into the district. This is considered to be at odds with what may be reasonably expected to occur in the district.

5.46 As the highest growth option, requiring the highest number of site allocations, by comparison with other options considered, this alternative is likely to result in significant negative effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets. The high level of housing growth is also likely to result in negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys.

5.47 This level of new housing development is not likely to enable growth to be focused on small urban extensions and small sites within the existing settlement boundaries, which may result in increasing the distance people need to travel to access key services and facilities and makes the use of sustainable forms of transport less likely. However since this option proposes the highest level of growth, it is likely to result in the highest level of investment in community facilities, including Green Infrastructure and other measures that may help to reduce health inequalities, leading to positive effects on the SA objective relating to supporting health improvements.

Mitigation measures proposed

5.48 It is possible that some likely significant effects identified via the SA can be mitigated. To assist this, potential mitigation measures have been identified during the appraisal of alternative housing requirements. These recommendations will be included in the review of policies undertaken as part of Local Plan preparation.

Recommended preferred option and options dismissed

5.49 The table below sets out the rationale for recommending an option to take forward into the preferred options plan.

Option recommended to take forward	Rationale
Option 3: 330 dpa	This option could be expected to: • Have a direct and long term positive effect on providing homes to meet local needs (more significant than under options 1 and 2). • Address affordable housing need and the needs of an ageing population. • Result in increased spending in the local economy, helping to safeguard local shops and services. • Support job growth and a labour force increase over the plan period, resulting in significant positive effects on the local economy. • Enable investment in community facilities associated with growth. • Offer comparatively more protection for landscape character and natural assets, biodiversity, the character of towns, villages and heritage assets and their settings when compared with option 4. • Minimise negative effects on climate change and air quality when compared with option 4. However the option makes less of a contribution than option 4 to address affordable housing need. Also, it is less likely than under options 1 and 2 that a high proportion of new development can be delivered close to town and village centres, increasing the distance people may need to travel to access key services and facilities (less significant than under option 4).

Table 5.1 Housing requirement option recommended for taking forward

5.50 The table below sets out the rationale behind those options recommended for dismissal following the appraisal.

Options proposed for dismissal	Rationale
Option 1: 235 dpa	This option could be expected to: • Have a direct and long term positive effect on providing homes to meet local needs. • Result in increased spending in the local economy, helping to safeguard local shops and services. • Offer comparatively more protection for landscape character and natural assets, biodiversity, the character of towns, villages and heritage assets and their settings when compared with all other options. • Minimise negative effects on climate change and air quality when compared with all other options. • Enable a focus of new development on small urban extensions and small sites within existing settlement boundaries, helping to minimise the distance people need to travel to access key services and facilities. However the option makes less of a contribution than all other options to: • Addressing affordable housing need and the needs of an ageing population. • Increased spending in the local economy; and • Enabling investment in community facilities associated with growth. The option is likely to lead to the loss of 1,579 jobs over the plan period, resulting in significant negative effects on the local economy.
Option 2: 260 dpa	This option could be expected to: • Have a direct and long term positive effect on providing homes to meet local needs. • Result in increased spending in the local economy, helping to safeguard local shops and services (less significant than under options 3 and 4). • Offer comparatively more protection for landscape character and natural assets, biodiversity, the character of towns, villages and heritage assets and their settings when compared with options 3 and 4. • Minimise negative effects on climate change and air quality when compared with options 3 and 4. • Enable a focus of new development on small urban extensions and small sites within existing settlement boundaries, helping to minimise the distance people need to travel to access key services and facilities (less significant than under option 1).

Options proposed for dismissal	Rationale
	This option is likely to help maintain the 2014 level of jobs in the district over the plan period, resulting in a long term minor positive impact on business, the local economy and local employment. However the option makes less of a contribution than options 3 and 4 to: • Addressing affordable housing need and the needs of an ageing population. • Increased spending in the local economy; and • Enabling investment in community facilities associated with growth.
Option 4: 450 dpa	This option could be expected to: • Have a direct and long term positive effect on providing homes to meet local needs, including addressing affordable housing need and the needs of an ageing population. • Result in increased spending in the local economy, helping to safeguard local shops and services (more significant than under all other options). • Enable growth related investment in community facilities (more significant than under all other options). The option is based on employment growth in the district of 3,038 jobs over the plan period, resulting in significant positive effects on the local economy. However the population growth required to underpin this job growth would primarily be achieved by a level of inward migration that is not considered a reasonable expectation for the district. The option has more negative effects than all other options (that may not be reasonably mitigated) in relation to likely impact on: • Landscape character and natural assets. • Biodiversity. • Character of towns, villages and heritage assets and their settings; and • Climate change and air quality. It is less likely than under all other options that a high proportion of new development can be delivered close to town and village centres, increasing the distance people may need to travel to access key services and facilities.

Table 5.2 Housing requirement options dismissed following appraisal

Selection of alternatives for appraisal - January 2016

5.51 The Staffordshire Moorlands 2012-based SNHP Update[15] tested the on-going validity of the housing OAN of 210 to 430dpa identified in the 2012-based SNPP Update (August 2014) and found that a revised range of between 250 dpa and 440 dpa represented the appropriate range for the plan area, taking into account worsening market signals, an additional allowance for affordable housing need and planning for a level of economic growth to match earlier assumptions.

5.52 Based on past trends and the housing, economic and demographic context of Staffordshire Moorlands, the SHMA has identified a number of scenarios chosen to reflect the alternatives for future growth within the District. The scenarios demonstrate the extent to which the population of the District is likely to change over the plan period, and how this growth would be translated into households, dwellings, numbers of economically active residents and the number of jobs that might be supported.

5.53 The scenarios were:

- **Scenario A: Updated PopGroup 2012-based SNHP -** A projection of the demographic shift based on current factors and recent trends in Staffordshire Moorlands District, aligning household growth to the 2012-based SNHP. The scenario takes account of dwelling vacancy rates in order to derive a housing need figure from the projections in household growth. [219 dpa (with uplifts)]

- **Scenario Aa: Partial Catch-Up Headship Rates** – Using the 2012-based headship rates as a starting point, it is projected that by 2033 (starting after 2017 to allow for full economic recovery) headship rates for the younger adult age groups will have caught up half of the difference between the 2012 and 2008-based SNHP headship rates. The underlying population upon which this scenario is based is the same as Scenario A, i.e. the 2012-based SNHP. [240 dpa (with uplifts)]

- **Scenario Ab: 2013 and 2014 MYE** - Using the 2013 and 2014 MYE and applying the fertility, mortality, migration and headship rates from the 2012-based household projections thereafter. [227 dpa (with uplifts)]

- **Scenario Ac: 2013 and 2014 MYEs + Partial Catch-Up Headship Rates** - As Ab, but incorporation of partial catch up headship rates on the same basis as Scenario Aa. [248 dpa (with uplifts)]

- **Scenario B: Natural Change** – In and out-migration is reduced to zero, hence growth is driven purely by natural change, or the interaction between births and deaths. [49 dpa (with uplifts)]

- **Scenario C: Zero Net Migration** – Whereby the annual international and domestic migration flows under the baseline scenario are equalised to result in a net migration of zero (i.e. an identical number of people move into the area as leave the District). [8 dpa (with uplifts)]

15 Staffordshire Moorlands 2012-based SNHP Update - Implications of the 2012-based SNHP - January 2016 Revision; January 2016; Nathaniel Lichfield & Partners

- **Scenario D: Short Term Migration Trends** - Based on average gross flows of internal and international migration in Staffordshire Moorlands over the five year period 2008/09 to 2012/13 as taken from the ONS MYE Series, assuming Staffordshire Moorlands will continue to see migration at a level in line with recent trends. [111 dpa (with uplifts)]

- **Scenario E: Long Term Migration Trends** – As above, but using a ten year migration average, from 2002/03 to 2012/13, assuming Staffordshire Moorlands will continue to see migration in line with levels on average over the last decade. [165 dpa (with uplifts)]

- **Scenario F Oxford Economics Job Growth** – A 'policy-off' trend scenario based upon Oxford Economics local area-based econometric model. This provides potential unconstrained employment growth in Staffordshire Moorlands (+2,250 jobs 2012-2031) over the Plan period. [438 dpa (with uplift)]

- **Scenario Fa: Oxford Economics Job Growth + 5% Reduction in Out-Commuting** - This scenario applies the above assumption whilst factoring in a 5% reduction in out-commuting over the period 2012-2031. [361 dpa (with uplift)]

- **Scenario G: Policy On Job Growth Target** – A 'Policy-on' trend scenario based upon the Council's realistic economic objectives whilst factoring in increased economic growth in key sectors in line with regional averages. This provides employment growth in Staffordshire Moorlands of 3,879 jobs over the course of the plan period. [520 dpa (with uplift)]

- **Scenario Ga: Policy On Job Growth Target + 5% Reduction in Out-Commuting** - This scenario applies the above assumption whilst factoring in a 5% reduction in out-commuting over the period 2012-2031. [441 dpa (with uplift)]

- **Scenario H Job Stabilisation / Past Trends Job Growth** – Assumes that there are no additional jobs created over the projection period, i.e. the number of jobs remains at the level achieved in 2012. The past trends job growth for the period 2000-2013, derived from the ONS Job density data, indicates that the long term past trends are neutral and align with the Job Stabilisation scenario, so the two have been combined. [319 dpa (with uplift)]

- **Scenario: Average Past Delivery** – Using past delivery trends (2005/06 - 2014/15) to illustrate what the market has previously delivered and project these forward over the Plan period. [195 dpa]

- **Scenario: SHMA Need -** The SHMA 2014 identified a critical need for 707 (net) affordable housing dwellings annually over the next five years in the District. [2,142 dpa]

- **Scenario: Core Strategy target** - Testing the population and economic implications of delivering the target set out in the adopted Core Strategy. [300 dpa]

5.54 The Government's Practice Guidance states that 'household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need'. It also states that the household projections of housing need may require adjustment to reflect factors affecting local demography and household formation rates which are not captured in past trends.

5.55 Housing requirements must set a level of housing delivery which meets the needs associated with population and household growth, addresses the need for all types of housing including affordable and caters for housing demand[16]. Furthermore, a planned level of housing to meet OAN must respond positively to wider opportunities for growth and should take account of market signals, including affordability[17].

5.56 Scenarios B, C, D, E and "Average past delivery" have produced targets that are lower than the baseline demographic projections considered the starting point for identifying objectively assessed need and on this basis have not been pursued by the Council.

5.57 Scenario Fa Oxford Economics and reduced commuting has also not been considered a reasonable alternative for sustainability appraisal. This is because the scenario is based on job growth remaining the same as in Scenario F, but assumes a policy approach to attempt to reduce out-commuting and thereby reduce the number of in-migrants required to take up those job opportunities. In the absence of known policy measures, it was considered more appropriate to consider Scenario F as an option for appraisal, (see paragraph 5.17).

5.58 The Baseline Scenario (A); the Baseline plus Partial Catch Up Scenario (Aa); including the 2013 and 2014 MYE Scenario (Ab); and including the 2013 and 2014 MYE with Partial Catch Up Scenario (Ac) are (before uplifts) closely aligned to the average past delivery figure (Scenario: Average Past Delivery). These scenarios have contributed to NLP's recommended lower end of the OAN range (250 dpa including uplifts) and this requirement is thus considered a reasonable option to assess. (Option 1.)

5.59 The Job Stabilisation scenario (H) is broadly aligned with the Council's adopted housing requirement figure (Scenario Core Strategy target) and has been considered further on this basis. (Option 2.)

5.60 The Council is actively seeking to promote economic growth and therefore a third reasonable alternative requirement is one that allows for an additional element of housing growth to support the creation of new jobs. The top end of the range proposed by NLP (440 dpa) enables the delivery of sufficient labour force levels to support the Oxford Economics Job Growth projections (Scenario F). Since this is intended to allow for the economic potential of Staffordshire Moorlands to be realised, it is considered a reasonable alternative to appraise. This Scenario also closely aligns with Scenario Ga. (Option 3.)

5.61 Finally, Scenario G is a Policy On Job Growth scenario, using the job creation figures set out in the Council's Employment Land Review (ELR). It presents an objective forecast of how the District could perform in economic terms based on the nature of its economy and current expectations of future national and regional economic performance. To underpin this level of growth there would be need to be an increase in dwellings equating to a housing requirement of 473 dpa; with the 10% uplift for affordable housing this yields a requirement of 520dpa. This is the highest requirement of the scenarios tested by NLP.

5.62 The SHMA (2014) identified a critical affordable housing OAN of 707 dpa (net) affordable housing over the next five years across the District. The NPPF makes clear that having identified the OAN for affordable housing, the Local Plan should meet this need subject to the constraints referred to in paragraphs 14 and 47. However paragraph 154 of the Framework also requires that Local Plans should be aspirational but realistic. NLP considered that delivering 707 affordable dpa at a rate of 33% overall would indicate a

16 National Planning Policy Framework paragraph 159
17 National Planning Policy Framework paragraph 17

housing requirement of 2,142 dpa. This is clearly not realistic for the District to deliver. However the Council considered it appropriate to consider the economic, social and environmental impacts of delivering a housing requirement of 520 dpa, representing an employment led scenario giving rise to a requirement beyond the upper end of the recommended OAN range and making a very significant contribution to meeting affordable housing need.

5.63 On this basis the SA has considered a fourth reasonable alternative housing requirement: the option of 520 dpa. (Option 4.)

5.64 In summary, consideration of the scenarios set out above led to the Council considering four potential housing requirement alternatives for appraisal:

- Option 1: 250 new homes each year (2016 - 2031)
- Option 2: 320 new homes each year (2016 - 2031)
- Option 3: 440 new homes each year (2016 - 2031)
- Option 4: 520 new homes each year (2016 - 2031)

Summary of appraisal findings - January 2016

5.65 The full SA appraisal matrices recording the detail of the appraisal of each of these options are provided in section 8. The summary of findings is set out below.

Option 1 - Summary of significant effects

5.66 This option proposes the delivery of 250 new dwellings per year. It will have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs since it represents the lower end of the recommended objectively assessed housing need range. However being the lower end of the range, the option makes the least contribution of all options considered to addressing affordable housing need and the needs of an ageing population.

5.67 Predicted population growth of around 2,800 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages including helping to safeguard local shops and services. However since this option provides for the lowest level of growth, these benefits would be lowest of all options considered.

5.68 This option is likely to lead to the loss of 2,075 jobs over the plan period. This is likely to result in a significant negative effect on business, the local economy and local employment through a lack of encouragement for investment in business and infrastructure.

5.69 As the lowest growth option, requiring the lowest number of site allocations, by comparison with other options considered, this alternative is likely to result in minor positive effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets. The low level of growth is also likely to minimise the negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys.

5.70 The low level of growth is also likely to help enable a focus of new development on small urban extensions and small sites within existing settlement boundaries resulting in minor positive effects on minimising the distance people need to travel to access key services

and facilities and increasing the opportunities for use of sustainable forms of transport. However since this option proposes the lowest level of growth, it is also likely to result in the lowest level of investment in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to minor negative effects on the SA objective relating to reducing health improvements.

Option 2 - Summary of significant effects

5.71 This option proposes the delivery of 320 new dwellings per year. Since it is within the recommended objectively assessed housing need range, the housing requirement would have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs. This positive effect is likely to be more significant than under option 1. However being closer to the lower end of the range than options 3 and 4, the option makes less of a contribution than options 3 and 4 to addressing affordable housing need and the needs of an ageing population.

5.72 Predicted population growth of around 7,900 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including help to safeguard local shops and services. Under this option, these benefits are likely to be more significant than under option 1 and less significant than under options 3 and 4.

5.73 This option is expected to maintain the current number of jobs in the district over the plan period. This is likely to result in a long term minor positive impact on business, the local economy and local employment. This compares favourably with the impacts on this objective likely under option 1, where significant negative impacts on SA objectives for supporting employment and economic growth are likely. However the positive impacts on economic growth under this option are less significant than those likely to result under options 3 and 4.

5.74 Option 2 requires the second lowest number of site allocations of the four options considered, and consequently this alternative is likely to result in comparatively more positive effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets than options 3 and 4. Positive effects on these objectives are slightly less under this option than under option 1.

5.75 The lower level of growth under option 2 compared with options 3 and 4 is also likely to minimise the negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys.

5.76 The lower level of growth is also likely more likely under option 2 than options 3 and 4 to enable a focus of new development on small urban extensions and small sites within existing settlement boundaries resulting in minor positive effects on minimising the distance people need to travel to access key services and facilities and increasing the opportunities for use of sustainable forms of transport. Benefits under option 2 in this regard are not likely to be as great as under option 1. However since option 2 proposes the second lowest level of growth of the four options considered, it is likely to result in a lower level of investment than under options 3 and 4 in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to possible minor negative effects on the SA objective relating to reducing health improvements. These negative effects are not likely to be as significant as under option 1.

Option 3 - Summary of significant effects

5.77 This option proposes the delivery of 440 new dwellings per year. Since it is the upper end of the recommended objectively assessed housing need range, the housing requirement would have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs. This positive effect is likely to be more significant than under options 1 and 2. As the upper end of the range, the option is likely to make a significant contribution to addressing affordable housing need and the needs of an ageing population.

5.78 Predicted population growth of around 13,400 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including help to safeguard local shops and services. Under this option, these benefits are likely to be more significant than under options 1 and 2, but less significant than under option 4.

5.79 This option is based on expected job growth of 2,250 in the district over the plan period. This is likely to allow for the economic potential of the district to be realised and result in medium and long term positive impacts on the local economy and local employment.

5.80 Option 3 requires the second highest number of site allocations of the four options considered, and consequently this alternative is likely to result in comparatively more negative effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets than options 1 and 2. Negative effects on these objectives are slightly less under this option than under option 4.

5.81 The higher level of growth under option 3 compared with options 1 and 2 is also likely to result in negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys.

5.82 Due to the extent of sites that are likely to be allocated under this option, it is less likely than under options 1 and 2 that a high proportion of new development can be delivered close to town and village centres, resulting in negative effects on minimising the distance people need to travel to access key services and facilities and reducing the opportunities for use of sustainable forms of transport. Negative effects under option 3 in this regard are not likely to be as great as under option 4. However since option 3 proposes the second highest level of growth of the four options considered, it is likely to result in a higher level of investment than under options 1 and 2 in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to possible minor positive effects on the SA objective relating to reducing health improvements. These positive effects are not likely to be as significant as under option 4.

Option 4 - Summary of significant effects

5.83 This option proposes the delivery of 520 new dwellings per year. It will have a direct and significant positive effect on the SA objective to ensure provision of homes to meet local needs since it exceeds the upper end of the recommended objectively assessed housing need range. This option should make the greatest contribution of all options considered to addressing affordable housing need and the needs of an ageing population.

5.84 Predicted population growth of around 17,000 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including helping to safeguard local shops and services. This option is based on an objective forecast

of how the district could perform in economic terms based on the nature of its economy and current expectations of future national and regional economic performance and provides unconstrained employment growth in the district of 3,878 jobs over the plan period. As a result, the option is likely to have a significant positive effect on the local economy and local employment. However these predicted positive effects should be treated with caution, since the 2012-based SNHP update notes that the population growth required to underpin this job growth would primarily be achieved by inward migration as opposed to natural change. Net migration would need to increase from +7,373 to +20,645 - over 13,000 net additional in migrants to achieve the required population level (all other assumptions remaining constant). This is considered to be at odds with what may be reasonably expected to occur in the district.

5.85 As the highest growth option, requiring the highest number of site allocations, by comparison with other options considered, this alternative is likely to result in significant negative effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets. The high level of housing growth is also likely to result in negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys.

5.86 This level of new housing development is not likely to enable growth to be focused on small urban extensions and small sites within the existing settlement boundaries, which may result in increasing the distance people need to travel to access key services and facilities and makes the use of sustainable forms of transport less likely. However since this option proposes the highest level of growth, it is likely to result in the highest level of investment in community facilities, including Green Infrastructure and other measures that may help to reduce health inequalities, leading to positive effects on the SA objective relating to reducing health improvements.

Mitigation measures proposed

5.87 It is possible that some likely significant effects identified via the SA can be mitigated. To assist this, potential mitigation measures have been identified during the appraisal of alternative housing requirements. These recommendations will be included in the review of policies undertaken as part of Local Plan preparation.

Recommended preferred option and options dismissed

5.88 The table below sets out the rationale for recommending an option to take forward into the preferred options plan.

Option recommended to take forward	Rationale
Option 2: 320 dpa	This option could be expected to: • Have a direct and long term positive effect on providing homes to meet local needs (more significant than under option 1); • Result in increased spending in the local economy, helping to safeguard local shops and services;

Option recommended to take forward	Rationale
	• Maintain the current number of jobs in the District; • Offer comparatively more protection for landscape character and natural assets, biodiversity, the character of towns, villages and heritage assets and their settings when compared with options 3 and 4; • Minimise negative effects on climate change and air quality when compared with options 3 and 4; • Enable a focus of new development on small urban extensions and small sites within existing settlement boundaries, helping to minimise the distance people need to travel to access key services and facilities (less significant than under option 1). However the option makes less of a contribution than options 3 and 4 to: • Addressing affordable housing need and the needs of an ageing population; • Increased spending in the local economy; • Supporting employment and economic growth; and • Enabling investment in community facilities associated with growth.

Table 5.3 Housing requirement option recommended for taking forward

5.89 The table below sets out the rationale behind those options recommended for dismissal following the appraisal.

Options proposed for dismissal	Rationale
Option 1: 250 dpa	This option could be expected to: • Have a direct and long term positive effect on providing homes to meet local needs; • Result in increased spending in the local economy, helping to safeguard local shops and services; • Offer comparatively more protection for landscape character and natural assets, biodiversity, the character of towns, villages and heritage assets and their settings when compared with all other options; • Minimise negative effects on climate change and air quality when compared with all other options; • Enable a focus of new development on small urban extensions and small sites within existing settlement boundaries, helping to minimise the distance people need to travel to access key services and facilities.

Options proposed for dismissal	Rationale
	However the option makes less of a contribution than all other options to: • Addressing affordable housing need and the needs of an ageing population; • Increased spending in the local economy; and • Enabling investment in community facilities associated with growth. The option is likely to lead to the loss of 2,075 jobs over the plan period, resulting in significant negative effects on the local economy.
Option 3: 440 dpa	This option could be expected to: • Have a direct and long term positive effect on providing homes to meet local needs, including addressing affordable housing need and the needs of an ageing population; • Result in increased spending in the local economy, helping to safeguard local shops and services (more significant than under options 1 and 2); • Enable growth related investment in community facilities (less significant than under option 4). The option is based on expected job growth of 2,250 over the plan period, resulting in significant positive effects on the local economy. However the option has more negative effects than options 1 and 2 (that may not be reasonably mitigated) in relation to likely impact on: • Landscape character and natural assets; • Biodiversity; • Character of towns, villages and heritage assets and their settings; and • Climate change and air quality. It is less likely than under options 1 and 2 that a high proportion of new development can be delivered close to town and village centres, increasing the distance people may need to travel to access key services and facilities (less significant than under option 4).
Option 4: 520 dpa	This option could be expected to: • Have a direct and long term positive effect on providing homes to meet local needs, including addressing affordable housing need and the needs of an ageing population;

Options proposed for dismissal	Rationale
	• Result in increased spending in the local economy, helping to safeguard local shops and services (more significant than under all other options); • Enable growth related investment in community facilities (more significant than under all other options). The option is based on unconstrained job growth of 3,878 over the plan period, resulting in significant positive effects on the local economy. However the population growth required to underpin this job growth would primarily be achieved by inward migration and this is not considered a reasonable expectation for the district. The option has more negative effects than all other options (that may not be reasonably mitigated) in relation to likely impact on: • Landscape character and natural assets; • Biodiversity; • Character of towns, villages and heritage assets and their settings; and • Climate change and air quality. It is less likely than under all other options that a high proportion of new development can be delivered close to town and village centres, increasing the distance people may need to travel to access key services and facilities.

Table 5.4 Housing requirement options dismissed following appraisal

5.2 Appraisal of alternative employment land requirements

Background

5.90 Nathaniel Lichfield & Partners (NLP) prepared an Employment Land Review for the district in July 2014. This study was updated in February 2017 to incorporate more recent data releases, to align with the updated Strategic Housing Market Assessment (SHMA) and also to reflect the changing economic context post British exit from the European Union.

5.91 The report[(18)] considered a number of potential future scenarios in order to help identify requirements for B-class employment space in the district over the seventeen year period 2014-2031. The scenarios are set out in the section below.

Selection of alternatives for appraisal

5.92 A variety of forecasting techniques were used to identify options for employment land requirements, as follows.

18 Staffordshire Moorlands ELR Update; February 2017; Nathaniel Lichfield & Partners

- Baseline employment forecasts (labour demand) using Oxford Economics Local Market Quarterly Forecasts for October 2016; Experian's local area-based projections and a combined jobs growth scenario.
- Estimated growth in the local labour supply - and the jobs and employment space that this could be expected to support - having regard to analysis presented as part of the District's SHMA.
- Consideration of past take-up of employment space based on the Council's monitoring data and projecting forward to forecast how this might change in the future.

5.93 The scenarios were:

- **Scenario 1: Oxford Economics** Staffordshire Moorlands Economic Forecasts (October 2016): gross employment land requirement in hectares (2014-2031): **16.89**
- **Scenario 2: Experian** job growth projections: gross employment land requirement in hectares (2014-2031): **38.06**
- **Scenario 3: Combination of job growth forecasts**: gross employment land requirement in hectares (2014-2031): **27.47**
- **Scenario 4: Past trends**: gross employment land requirement in hectares (2014-2031): **24.79**
- **Scenario 5: Job stabilisation**: gross employment land requirement in hectares (2014-2031): **16.26**
- **Scenario 6: Past take up rates**: gross employment land requirement in hectares (2014-2031): **23.98**
- **Scenario 7: Labour supply to match forecast growth of resident workforce modelled under SHMA Update 2017 Scenario A (170dpa):** gross employment land requirement in hectares (2014-2031): **12.61**
- **Scenario 8: Labour supply to match forecast growth of resident workforce modelled under SHMA Update 2017 Scenario Ab (196dpa):** gross employment land requirement in hectares (2014-2031): **12.73**

5.94 The Housing and Economic Development Needs Assessment section of the National Planning Practice Guidance[19] advises that local authorities should develop an idea of future needs based on a range of data which is current and robust. In particular it recommends that plan-makers consider a variety of forecasting techniques.

5.95 Two demographically derived assessments of future employment land needs have been identified (labour supply). It was considered appropriate to consider one of these further. Since Scenario Ab: (Baseline 2014 sub national population projections with sensitivity tests) was used to inform option 1 of the housing requirement alternatives - the Council dismissed Scenario 7 and took Scenario 8 forward for assessment as **Option 1** of the possible employment land requirements.

5.96 A number of sectoral employment forecasts and projections (labour demand) have been used. Scenario 1 was underpinned by Oxford Economics forecasts (October 2016) and Scenario 2 took Experian job growth forecasts. Both forecasting houses produce credible and robust estimates of job growth at a local level. However there are methodological differences between them regarding how the various job projections are derived and this can lead to differences in the outcomes. For example the OE forecasts project a FTE job growth in the district of 288 (net) for the period 2014-2031 compared with the Experian forecast that project a FTE job growth of 1,300 (net) for the same period. The most obvious

19 https://www.gov.uk/government/collections/planning-practice-guidance

discrepancy between the two projections relates to the manufacturing sector. On balance, the Council considers that there is merit in dismissing scenarios 1 and 2 and taking forward for appraisal a combination of the two scenarios: scenario 3 (as **Option 4**).

5.97 Scenario 5 (job stabilisation) assumes that the district's overall job growth will stabilise over the coming years (ie zero job growth post 2014) based on the trends outlined in scenario 1. Since job stabilisation is a scenario considered in the housing requirement options appraisal, it was considered appropriate to take forward this scenario for further appraisal as an employment land requirement option also (**Option 2**).

5.98 Scenarios 4 and 6 (past trends and past take up rates) suggested requirements that were broadly aligned. An option based on these scenarios was taken forward for appraisal as **Option 3**.

5.99 In summary, consideration of the scenarios set out above led to the Council considering four potential employment land requirement alternatives for appraisal:

- Option 1: 13ha (2014 - 2031)
- Option 2: 16ha (2014 - 2031)
- Option 3: 25ha (2014 - 2031)
- Option 4: 27ha (2014 - 2031)

Summary of appraisal findings

Option 1 - Summary of significant effects

5.100 This option is based on labour supply projections and proposes the delivery of 13ha of employment land to 2031 (gross). This option represents the lower end of the range and as such may provide less opportunities than under all other options to ensure that there is sufficient local supply of employment land in the district for its businesses to expand and grow. However It is still likely to lead to a positive effect on the local economy and local employment through helping to meet previously identified needs to revitalise current poor quality stock; help address the imbalance of the portfolio in terms of the size of properties available and meet continued demand for B2 floorspace (particularly from indigenous companies). However as it proposes the lowest allocation of new employment land of all options considered, this option is likely to lead to least overall, long-term support for strengthening, modernising and diversifying the district economy.

5.101 The labour supply scenario forecasts workforce jobs to be 35,485 in 2031 (a decline of 1,637 since 2014), of all options considered, this option is likely to lead to least overall, long-term support for encouraging a high and stable level of employment. Ensuring a sufficient supply of employment land is likely to enable local businesses to expand and make a positive contribution to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. However this option makes the least positive contribution to this of all options considered.

5.102 The option is considered likely to lead to negative effects on meeting housing need since the scenario projects the amount of new jobs needed to match the future working-age population and how much employment space would be needed to accommodate these jobs. The demographic scenarios identified in the emerging SHMA result in a need for 170dpa and 196dpa and housing supply at this level is not considered sufficient to meet objectively assessed need. Further negative effects are likely to result on objectives relating to climate

change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new employment space and associated car journeys.

5.103 Since the option represents the lowest allocation of new employment land there is less opportunity to deliver employment close to where people live, potentially increasing the distance people need to travel to access key services and facilities and making the use of sustainable forms of transport less likely. In addition, this option offers least opportunity to address the high levels of out commuting from the district, leading to negative effects predicted for the objective to reduce the number of journeys made by car. Uncertain effects are recorded on a number of SA objectives including those relating to community cohesion, the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets as the effect will be dependent on the location of employment land allocations and the implementation of Local Plan policies.

Option 2 - Summary of significant effects

5.104 This option is based on a demand-led projection and proposes the delivery of 16ha of employment land 2014 to 2031 (gross). This job stabilisation scenario provides a lower-mid range employment land requirement option and as such may provide more opportunity than option 1, but less opportunity than under options 3 and 4 to ensure that there is sufficient local supply of employment land in the district for its businesses to expand and grow. However the option is likely to lead to a positive effect on the local economy and local employment through helping to meet previously identified needs to revitalise current poor quality stock; help address the imbalance of the portfolio in terms of the size of properties available and meet continued demand for B2 floorspace (particularly from indigenous companies). As lower-mid-range, this option is likely to lead to more opportunity than under option 1, but less opportunity than under options 3 and 4, to offer long-term support for strengthening, modernising and diversifying the district economy.

5.105 The scenario assumes that the district's overall job growth will stabilise over the coming years, ie zero job growth post 2014 and the option is likely to lead to more opportunity than option 1, but less opportunity than under options 3 and 4, to offer long-term support for encouraging a high and stable level of employment. Ensuring a sufficient supply of employment land is likely to enable local businesses to expand and make a positive contribution to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. The option makes a more positive contribution to this than option 1, but less of a positive contribution than is likely under options 3 and 4.

5.106 The option is considered likely to lead to positive effects on meeting housing need since to ensure labour supply meets the job stabilisation forecast, higher levels of housing delivery will be required and this is likely to lead to meeting objectively assessed need. Negative effects are likely to result for objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new employment space and associated car journeys. Since the option is lower-mid range, there is more opportunity to deliver employment close to where people live than under option 1 but less opportunity than under options 3 and 4, influencing the distance people need to travel to access key services and facilities and impacting on the likelihood of people being enabled to use sustainable forms of transport. In addition, the option offers some opportunity to address the high levels of out commuting from the district,

leading to less significant negative effects than under option 1, but more negative impacts than under options 3 and 4 predicted for the objective to reduce the number of journeys made by car.

5.107 Uncertain effects are recorded on a number of SA objectives including those relating to community cohesion, the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets as the effect will be dependent on the location of employment land allocations and the implementation of Local Plan policies.

Option 3 - Summary of significant effects

5.108 This option is based on demand-led projections informed by past take up rates and past trends, proposing the delivery of 25ha of employment land to 2031 (gross). This option is upper-mid range and as such may provide more opportunities than under options 1 and 2, but less opportunity than option 4 to ensure that there is sufficient local supply of employment land in the district for its businesses to expand and grow. This option is likely to lead to a significantly positive effect on the local economy and local employment through helping to meet previously identified needs to revitalise current poor quality stock; help address the imbalance of the portfolio in terms of the size of properties available and meet continued demand for B2 floorspace (particularly from indigenous companies). As this option is upper-mid range it may provide more opportunities than under options 1 and 2, but less opportunity than option 4 to lead to overall, long-term support for strengthening, modernising and diversifying the district economy.

5.109 The past trends job growth scenario suggests growth in office FTE jobs (B1a) but declining FTE jobs in industrial (B1c/B2) and warehousing (B8) land use. Consideration of past take up rates suggests limited prospects for growth in the B-class employment sectors. The practical physical constraints and relative inaccessibility of certain areas and the current lack of viability of employment development schemes suggests that realistically an upsurge in large developments in the district is unlikely for the forseeable future. However as this option is upper-mid range it may provide more opportunities than under options 1 and 2, but less opportunity than option 4 to lead to long-term support for encouraging a high and stable level of employment. Ensuring a sufficient supply of employment land is likely to enable local businesses to expand and make a positive contribution to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. This option makes a more positive contribution to this than options 1 and 2, but less of a contribution than option 4.

5.110 The option is also considered likely to lead to positive effects on meeting housing need. Past trends in FTE job growth over the period 2014-2031 were considered (2,609) in addition to past take up rates of employment sites in the district, reflecting market demand. To ensure labour supply is sufficient to support the net land requirement produced by this approach (around 3ha - 3.9ha to 2031) high levels of housing delivery will be required, likely to be considered sufficient to meet objectively assessed need.

5.111 Since the option is upper-mid range, there is most opportunity to deliver employment close to where people live than under options 1 and 2, potentially reducing the distance people need to travel to access key services and facilities and making the use of sustainable forms of transport more likely, however the option offers less of a positive contribution to this than option 4. In addition, this option offers more opportunity than options 1 and 2 to address the high levels of out-commuting from the district, leading to positive effects predicted for

the objective to reduce the number of journeys made by car; although the significance is less than under option 4. However negative effects are likely to result on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new employment space and associated car journeys, these effects are likely to be greater than under options 1 and 2 , but less significant than under option 4.

5.112 Uncertain effects are recorded on a number of SA objectives including those relating to community cohesion, the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets as the effect will be dependent on the location of employment land allocations and the implementation of Local Plan policies.

Option 4 - Summary of significant effects

5.113 This option is based on demand-led projections informed by Oxford Economics and Experian job growth forecasts, proposing the delivery of 27ha of employment land to 2031 (gross). This option represents the upper end of the range and as such may provide more opportunities than under all other options to ensure that there is sufficient local supply of employment land in the district for its businesses to expand and grow. This option is likely to lead to a significantly positive effect on the local economy and local employment through helping to meet previously identified needs to revitalise current poor quality stock; help address the imbalance of the portfolio in terms of the size of properties available and meet continued demand for B2 floorspace (particularly from indigenous companies).

5.114 The scenario represents a combination of Oxford Economics (OE) and Experian job growth forecasts. Whilst both projections indicate growth over the plan period, the magnitude of this varies considerably. OE suggest a net growth of +228 jobs 2014 - 2031 whilst Experian projections forecast +1,300 over the same period. A key difference between them relates to the projections for manufacture of machinery and equipment and of transport equipment with OE projections suggesting a decline of -427 FTE jobs for these two sectors and Experian projections suggesting a growth of 1,676 FTE jobs net. Given the presence of successful companies in the district specialising in these advanced manufacturing sectors, the NLP report considers there is merit in taking forward a combination of the two job growth scenarios providing a net increase of 435 B-Class FTE jobs 2014-2031 (794 FTEs in total). The report notes that allocation of this level of employment land would require policy intervention via the emerging Local Plan and close monitoring to ensure that the associated scale of job growth is realistic.

5.115 However as it proposes the greatest allocation of new employment land of all options considered, this option has the greatest potential to lead to overall, long-term support for strengthening, modernising and diversifying the district economy and encouraging a high and stable level of employment. Ensuring a sufficient supply of employment land is likely to enable local businesses to expand and make a positive contribution to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. This option makes the most positive contribution to this of all options considered.

5.116 The option is also considered likely to lead to positive effects on meeting housing need. To ensure labour supply is sufficient to support the net land requirement produced by this approach (around 6.5ha 2014 to 2031) significant levels of housing delivery will be required, likely to be considered sufficient to meet objectively assessed need.

5.117 Since the option represents the greatest allocation of new employment land there is most opportunity to deliver employment close to where people live, potentially reducing the distance people need to travel to access key services and facilities and making the use of sustainable forms of transport more likely. In addition, this option offers most opportunity to address the high levels of out-commuting from the district, leading to positive effects predicted for the objective to reduce the number of journeys made by car. However negative effects are likely to result on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new employment space and associated car journeys.

5.118 Uncertain effects are recorded on a number of SA objectives including those relating to community cohesion, the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets as the effect will be dependent on the location of employment land allocations and the implementation of Local Plan policies.

Mitigation measures proposed

5.119 It is possible that some likely significant effects identified via the SA can be mitigated. To assist this, potential mitigation measures have been identified during the appraisal of alternative employment land requirements. These recommendations are recorded in the appraisal tables set out in section 9 and have been included in the review of policies undertaken as part of Local Plan preparation.

Recommended preferred option and options dismissed

5.120 The table below sets out the rationale for recommending an option to take forward into the preferred options plan.

Option recommended to take forward	Rationale
Option 4: 27 Ha	This option could be expected to: • Provide opportunities to ensure that there is sufficient supply of employment land in the district to allow local businesses to grow (more significant than under all other options). • Lead to long term support for strengthening, modernising and diversifying the district economy. • Provide a net increase of 435 B-class FTE jobs, encouraging a high and stable level of employment. • Help meet previously identified needs to revitalise current poor quality stock. • Help address the imbalance of the portfolio in terms of the size of properties available. • Meet continued demand for B2 floorspace (particularly from indigenous companies).

Option recommended to take forward	Rationale
	• Provide opportunities to deliver employment close to where people live (more significant than under all other options). • Address the high levels of out commuting from the district (more significant than under all other options). Significant levels of housing delivery will be required to ensure labour supply is sufficient to support the net land requirement produced by this approach. Negative effects are likely to result on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new employment space and associated car journeys.

Table 5.5 Employment land requirement option recommended for taking forward

5.121 The table below sets out the rationale behind those options recommended for dismissal following the appraisal.

Options proposed for dismissal	Rationale
Option 1: 13 Ha	This option could be expected to: • Provide some opportunities to ensure that there is sufficient supply of employment land in the district to allow local businesses to grow (less significant than under all other options). • Lead to limited long term support for strengthening, modernising and diversifying the district economy (less significant than under all other options). • Minor positive effect on the local economy through help to meet demand for B2 floorspace and revitalise current poor quality stock (less significant than under all other options). • Least opportunity to address the high levels of out commuting from the district than under all other options. • Least opportunity to deliver employment close to where people live than under all other options. Under this option, workforce jobs are forecast to be 35,485 in 2031 (a decline of 1,637 since 2014). Using labour supply projections as the forecast basis is unlikely to contribute towards meeting objectively assessed housing need.

Options proposed for dismissal	Rationale
	However whilst minor negative effects are likely to result on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new employment space and associated car journeys - these are less significant than under all other options.
Option 2: 16 Ha	This option could be expected to: • Provide some opportunities to ensure that there is sufficient supply of employment land in the district to allow local businesses to grow (less significant than under options 3 and 4). • Lead to limited long term support for strengthening, modernising and diversifying the district economy (less significant than under options 3 and 4). • Minor positive effect on the local economy through help to meet demand for B2 floorspace and revitalise current poor quality stock (less significant than under options 3 and 4). • Less opportunity to address the high levels of out commuting from the district than under options 3 and 4. • Less opportunity to deliver employment close to where people live than under options 3 and 4. Under this option job growth is forecast to stabilise (zero job growth post-2014). Minor negative effects are likely to result on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new employment space and associated car journeys - these are more significant than under option 1, but less significant than under options 3 and 4.
Option 3: 25 Ha	This option could be expected to: • Provide opportunities to ensure that there is sufficient supply of employment land in the district to allow local businesses to grow (more significant than under options 1 and 2, but less significant than under option 4). • Lead to long term support for strengthening, modernising and diversifying the district economy (more significant than under options 1 and 2, but less significant than under option 4). • Minor positive effect on the local economy through help to meet demand for B2 floorspace and revitalise current poor quality stock (more significant than under options 1 and 2, but less significant than under option 4).

Options proposed for dismissal	Rationale
	• More opportunity to address the high levels of out commuting from the district than under options 1 and 2, but less than under option 4. • More opportunity to deliver employment close to where people live than under options 1 and 2, but less than under option 4. The past trends job growth scenario suggests growth in office FTE jobs (B1a) but declining FTE jobs in industrial (B1c/B2) and warehousing (B8) land use. Consideration of past take up rates suggests limited prospects for growth in the B-class employment sectors. Negative effects are likely to result on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new employment space and associated car journeys - these are more significant than under options 1 and 2, but less significant than under option 4.

Table 5.6 Employment land requirement options dismissed following appraisal

5.3 Appraisal of site options

Selection of alternatives for appraisal

5.122 In March 2014, the Council adopted its Core Strategy as the strategy for the future development of the district to 2026 (excluding those parts of the district within the Peak District National Park). The Core Strategy does not identify specific sites to meet future development requirements but identifies the settlements where development may take place and the scale and nature of the development appropriate to those areas.

5.123 The Council maintains a Strategic Housing Land Availability Assessment (SHLAA) which identifies and assesses the availability, suitability and deliverability of land as a potential housing site to meet the identified need for housing over the plan period. This evidence helps the Council understand what sites are theoretically available for housing development and was used, alongside other pieces of evidence, to identify potential alternative locations for housing to be allocated in the emerging Staffordshire Moorlands Local Plans.

5.124 To inform the Council's future choice of site allocations through the emerging Local Plan, a range of alternative site options which could potentially be developed for housing, employment and other uses such as open space were identified and consulted on between July and September 2015. A detailed appraisal of these options is documented in section 7 of this report.

5.125 Over 5,500 consultation responses were received to the 2015 consultation and these and the findings of the SA were used, alongside other evidence, to help determine preferred sites to be taken forward into a draft Local Plan. A first preferred site options consultation was held in April 2016.

5.126 An Initial SA report was consulted on alongside this preferred option sites and boundaries document between 28th April and 13th June 2016. The report included details of the SA of site options and the summaries are reproduced below. In some cases the Initial SA report recommended that further information was sought concerning the sustainability effects of site allocation and the summaries below include detail of this additional evidence where appropriate. In some cases the additional evidence has contributed to the justification for the selection or rejection of sites as a preferred option. In each case rationale for site selection or dismissal as a preferred option is provided.

5.127 Following the additional evidence and consideration of responses received to the April 2016 consultation, a second preferred options draft plan was prepared for further consultation in July 2017. The SA site summaries below include updates to the site summaries included in the Initial SA report with results of the appraisal of additional sites put forward; it should be considered alongside the July 2017 preferred option plan.

5.128 Further information will be provided in the next version of the SA report, alongside updated appraisals where necessary, as the Council continues to build its evidence base.

5.129 SA site summaries for 33 alternative options for the preferred location of a Gypsy and Traveller site are set out in the next section.

Glossary of terms used

5.130 Agricultural Land Classification (**ALC**) is a basis for assessing how development proposals affect agricultural land within the planning system. The system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land (**BMV**) is defined as Grades 1, 2 and 3a by policy guidance.

5.131 **Flood Zones** refer to the probability of river and sea flooding, ignoring the presence of defences. Zone 1: Low Probability; Zone 2: Medium Probability; Zone 3a: High Probability; Zone 3b: The Functional Floodplain.

5.132 Sites of Biological Importance (**SBI**) are sites of local importance and contain most of the best remaining areas of semi-natural habitat in the county. The sites are selected as the result of a series of county biological and habitat surveys.

5.133 Biodiversity Alert Sites (**BAS**) are of lesser significance on a County basis, because of lower intrinsic quality, smaller size or damage or disturbance. Nevertheless they collectively form a significant part of the County's nature conservation resource, and in some cases a valuable 'reserve series' for some of the Sites of Biological Importance.

5.134 Habitats Regulations Assessment (**HRA**) is an assessment in accordance with the Habitats Regulations (the Conservation (Natural Habitats, &c.) Regulations 1994 as amended) to ascertain the significance of potential impacts of a plan on relevant European sites. The assessment determines whether the plan would adversely affect the integrity of such a site in terms of its nature conservation objectives. Where negative effects are identified, other options should be examined to avoid any potential for damaging effects. The sites are: Special Areas of Conservation (**SAC**s) - designated under the Habitats Directive and Special Protection Areas (**SPA**s) - designated under the Wild Birds Directive.

Summary of appraisal findings - all options - with rationale for any options dismissed

Leek

Leek - sites within current settlement boundary

LE022

5.135 The proposed delivery of circa 16 dwellings is considered to have a positive effect. The site is also accessible to existing services and facilities which is likely to have a positive effect, as could the site's low ecological importance. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where 20 - 60% of the land is likely to be BMV is assessed as having a negative effect, as could the site's proximity to historic assets and the inaccessibility of existing areas of employment.

5.136 This site was taken forward as a preferred option for consultation in April 2016.

5.137 The site comprises a small field on the south-eastern edge of Leek, west of the A523 (Ashbourne Road). The site has full planning permission for 12 dwellings, currently awaiting a Decision Notice (SMD/2016/0510).

5.138 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has low ecological value in its potential to support protected species and the site habitats are considered to be of nature conservation value at site level only.

5.139 The Landscape, Local Green Space & Heritage Impact Study (August 2016) considered that the site is of low landscape sensitivity. There are four Grade II Listed Buildings within the 400m buffer. The study considered that their settings do not contribute greatly to the significance of the assets and that development would be highly unlikely to adversely affect their settings.

5.140 Initial Habitats Regulations Assessment Screening noted that new housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.141 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

LE037A

5.142 The proposed delivery of circa 28 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets and the ecological importance of the site.

5.143 Given the current SBI status of most of the site and owing to its ecological importance any future development of the site should be considered in accordance with relevant policies of the NPPF and the Core Strategy.

5.144 This site was not taken forward as a preferred option for consultation in April 2016.

LE045

5.145 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment and services and facilities within the town. However, the site's proximity to a designated asset is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's proximity to historic assets.

5.146 The site is part of Ball Haye Green Disused Tip SBI. There is potential for visual impact on Abbey Farm (listed Grade II) and the site of Dieu-la-Cres Abbey (Scheduled Monument). County Highways has raised access difficulties.

5.147 This site was not taken forward as a preferred option for consultation in April 2016.

LE057

5.148 The proposed delivery of circa 105 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment and services and facilities within the town. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's proximity to historic assets and the ecological importance of the site given its relation to Ladydale Site of Biological Importance.

5.149 The site overlays a part of the Ladydale SBI and is situated within the original parkland setting of Pickwood Hall (listed Grade II). County Highways has raised access difficulties.

5.150 This site was not taken forward as a preferred option for consultation in April 2016.

LE061

5.151 The site's proximity to existing areas of employment and services and facilities within the town is assessed as having a significant positive effect, as could the development of brownfield, urban ALC land. The proposed delivery of circa 16 houses is considered to have a positive effect. However, the site's proximity to historic assets is assessed as being a negative effect.

5.152 Since the site is within the current Leek Town Development Boundary a development proposal could come forward at any time and consequently the site was not taken forward as a preferred option for consultation in April 2016.

LE063

5.153 The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to historic assets and ecological importance of the site is likely to have a negative effect.

5.154 Since the site is within the current Leek Town Development Boundary a development proposal could come forward at any time and consequently the site was not taken forward as a preferred option for consultation in April 2016.

LE064

5.155 The site's proximity to existing areas of employment is considered to be a significant positive effect. Similarly, the site has good accessibility to services and facilities which is likely to have a positive effect. However, the site is located within flood zone 2 which is assessed as being a negative effect. The development of greenfield land is likely to have a negative effect, as could the site's proximity to historic assets and a Local Nature Reserve.

5.156 The site is located on the north-western edge of Leek, and comprises a field of rough grassland which slopes up from commercial development on Ashbourne Road to a property on Kiln Lane. There is relevant planning history on the site with an outline application for 11 dwellings awaiting a section 106 agreement. Since the site is likely to be affected to some degree by flood risk, allocation of the site will require support of the Sequential Test and a level 2 SFRA.

5.157 The site was taken forward as a preferred option for consultation in April 2016.

5.158 An outline application for eleven dwellings was approved on 14th December 2016 (SMD/2013/1201). The site was not included in the July 2017 version preferred option Local Plan.

LE070

5.159 The proposed delivery of circa 22 dwellings is considered to have a significant positive effect, as could the development of urban ALC brownfield land, the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to historic assets and the ecological importance of the site is assessed as a negative effect.

5.160 Since the site is within the current Leek Town Development Boundary a development proposal could come forward at any time and consequently the site was not taken forward as a preferred option for consultation in April 2016.

LE076

5.161 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to a designated asset is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC is assessed as being a negative effect, as could the site's proximity to a Local Nature Reserve and the ecological importance of the site.

5.162 The site is part of Ball Haye Green Disused Tip SBI. There is potential for impact on the setting of Fowlchurch, a former grange of Dieu-la-Cres Abbey (listed Grade II). County Highways has raised access difficulties.

5.163 This site was not taken forward as a preferred option for consultation in April 2016.

LE091

5.164 The proposed delivery of circa 150 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to designated and historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as being a negative effect.

5.165 The site overlays most of Ball Haye Green Disused Tip SBI and is in close proximity to Brough Park Fields Local Nature Reserve. There is potential for impact on the setting of Fowlchurch, a former grange of Dieu-la-Cres Abbey (listed Grade II). There is potential for visual impact on Abbey Farm (listed Grade II) and the site of Dieu-la-Cres Abbey (Scheduled Monument). County Highways has raised access difficulties.

5.166 This site was not taken forward as a preferred option for consultation in April 2016.

LE106

5.167 The site's proximity to services, facilities and existing areas of employment is assessed as a significant positive effect. However, the development of greenfield land, grade 4 ALC is assessed as being a negative effect. As could the site's proximity to historic assets and a Local Nature Reserve.

5.168 Since the site is within the current Leek Town Development Boundary a development proposal could come forward at any time and consequently the site was not taken forward as a preferred option for consultation in April 2016.

LE147

5.169 The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as could the site's proximity existing areas of employment. Similarly, the site is accessible to services and facilities which is likely to have a positive effect. However, the site's proximity to designated and historic assets is likely to have a significant negative effect. Similarly, the development of greenfield land, grade 4 ALC is assessed as being a negative effect.

5.170 There is a listed well (Ladywell) to the south of the site and a 19th century stone structure survives (listed grade II). The site forms part of established parkland to Pickwood Hall and is part of the Ladydale SBI habitat mosaic.

5.171 This site was not taken forward as a preferred option for consultation in April 2016.

LE243

5.172 The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. Similarly, the site has good accessibility to services and facilities which is likely to have a positive effect, as could the development of urban ALC brownfield land. However, the site's proximity to historic assets could have a negative effect. The site's proximity to a Local Nature Reserve is also assessed as being a negative effect.

5.173 The site is part of Ball Haye Green Disused Tip SBI and is adjacent to Fowlchurch Farmhouse (listed Grade II). The site is currently in employment use.

5.174 This site was not taken forward as a preferred option for consultation in April 2016.

LE249

5.175 The proposed delivery of circa 35 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. However, the site is partially within flood zone 3 which is likely to have a significant negative effect, as could its proximity to historic assets. Similarly, the proximity to a Local Nature Reserve is

assessed as having negative effects, as could the inaccessibility to other services and facilities. The site is indicated on the predictive map of Best and Most Versatile agricultural land as an urban / industrial area. There is potential for contamination to be present, resulting from the site's former use as a depot.

5.176 The site is surrounded by Ladderedge Country Park to the west and south, a golf course and stream to the north with connective scrub and scattered trees, intersected by the A53 to the east. The site has a culverted watercourse flowing beneath it and is partially within flood zone 3. Allocation of the site will require support of the Sequential Test and a level 2 SFRA. Consideration should be given to planting and landscaping on the eastern boundaries in order to limit effects on views from Ladderedge Country Park. There are opportunities to contribute to the Council's Green Infrastructure strategy.

5.177 The site was taken forward as a preferred option for consultation in April 2016, with a revised boundary to exclude areas within the flood zone.

5.178 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at local level only. However, more information is required requiring the presence/absence of reptiles.

5.179 There is one Grade II Listed Building within the 400m buffer. The Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) considered that setting does not extensively contribute to the significance of the asset and that development would be highly unlikely to adversely affect the setting of the asset. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity.

5.180 Initial Habitats Regulations Assessment Screening noted that new housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.181 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

LE259

5.182 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the proximity to historic assets and a LNR are assessed as being significant negative effects. The development of greenfield land, grade 4 ALC land is assessed as being a negative effect.

5.183 The site is part of Ball Haye Green Disused Tip SBI and is adjacent to Fowlchurch Farmhouse (listed Grade II). The site is currently used as a sports pitch.

5.184 This site was not taken forward as a preferred option for consultation in April 2016.

Leek - Other Uses

LE014 and LE015

5.185 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 30 dwellings.

5.186 It is understood that contamination may affect the site.

5.187 Since the site is within the current Leek Town Development Boundary a development proposal could come forward at any time and consequently the site was not taken forward as a preferred option for consultation in April 2016.

LE067

5.188 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other health care services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 30 dwellings. However, the site is in proximity to historic assets and a Local Nature Reserve which is likely to have a negative effect.

5.189 Since the site is within the current Leek Town Development Boundary a development proposal could come forward at any time and consequently the site was not taken forward as a preferred option for consultation in April 2016.

LE073

5.190 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the development of brownfield, urban ALC land. However, the proximity to historic assets and a Local Nature Reserve are assessed as being negative effects.

5.191 Has recent planning approval for 35 dwellings (SMD/2015/0523).

LE080, LE085, LE086 & LE252

5.192 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 25 dwellings. However, the site includes two listed buildings which is likely to have a significant negative effect. The proximity of the site to a Local Nature Reserve is also likely to have a negative effect.

5.193 Since the site is within the current Leek Town Development Boundary a development proposal could come forward at any time and consequently the site was not taken forward as a preferred option for consultation in April 2016.

LE116

5.194 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 21 dwellings and development of brownfield, urban ALC land. However, the site is in proximity to historic assets and a Local Nature Reserve which is likely to have a negative effect, as could the ecological value of the site.

5.195 Since the site is within the current Leek Town Development Boundary a development proposal could come forward at any time and consequently the site was not taken forward as a preferred option for consultation in April 2016.

LE150 (Newton House)

5.196 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed delivery of circa 120 is likely to have a significant positive effect. However, the site is indicated on the predictive map of Best and Most Versatile agricultural land as partly within an area where 20 - 60% of the land is likely to be BMV and this is likely to have a significant negative effect. The site's proximity to historic assets and its ecological value is likely to have a significant negative effect.

5.197 The site comprises existing offices, parking and surrounding land on the southern edge of Leek, east of Cheddleton Road. It is adjacent to Ladydale SBI and Ballington Wood ancient woodland. Further work is required to address potential impacts on these sites and if necessary a buffer should be required between the site and Ballington Wood / Ladydale SBI. A contribution to Green Infrastructure may be required.

5.198 The site was taken forward as a preferred option for consultation in April 2016.

5.199 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has medium ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at district level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance, and the potential to support a population of reptiles and badgers.

5.200 There are nine Grade II Listed Buildings within the 400m buffer. The Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) considered that there was no inter-visibility with the assets to the north of the site due to intervening vegetation and buildings. Therefore, development would be highly unlikely to adversely affect the settings of those assets. The settings of the three assets to the south of the site are not considered to contribute greatly to their significance. However, adverse effects could be reduced by stepping development back and using vegetation screening along the south-western edge of the site.

5.201 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. Initial Habitats Regulations Assessment Screening noted that new development in Leek could increase

recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.202 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

LE219

5.203 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the development of brownfield, urban ALC land is likely to have a significant positive effect. However, the site's proximity to historic assets and some ecological value is likely to have a negative effect.

5.204 The site is currently in employment use.

5.205 This site was not taken forward as a preferred option for consultation in April 2016.

LE220

5.206 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site has good accessibility to services and facilities and the development of brownfield, urban ALC land is likely to have a significant positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The site's proximity to ecological importance is likely to have a negative effect.

5.207 The site is adjacent to Big Mill (Grade II listed) and in Leek Conservation Area. It is currently in employment use.

5.208 This site was not taken forward as a preferred option for consultation in April 2016.

LE235 (Cornhill)

5.209 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed delivery of circa 244 dwellings is considered to have a significant positive effect. The site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site's partial location within a flood zone is likely to have a significant negative effect, as could its proximity to designated and historic assets. The site is indicated on the predictive map of Best and Most Versatile agricultural land as partly in an area where less than 20% of the land is likely to be BMV.

5.210 Site comprises land to the west of existing offices south of Leek on Cheddleton Road, which includes paddocks, some tree planting and a small farmstead adjacent to the northern boundary. The site is bound by a dismantled railway to the west, beyond which Barnfields Industrial Estate is located. The site is partially within flood zone 3; allocation of the site will require support of the Sequential Test and a level 2 SFRA.

5.211 The site was taken forward as a preferred option for consultation in April 2016, with a revised boundary to exclude areas within the flood zone.

5.212 The ecological appraisal of the Cornhill Economic Regeneration Scheme (October 2016)considered that the main areas of ecological interest are Birchall meadow and the immediately adjoining scrub / rank grassland, the railway corridor and the watercourse running along the southern boundary of the site. These areas are considered to provide the best habitat for bats, birds, badgers and, potentially, reptiles, as well as other flora and fauna. As much site habitat will be lost under the current development proposals, it is suggested that connecting habitat should be maintained as much as possible along the southern and western boundaries of the site (the watercourse and old railway line, respectively).

5.213 There are six Grade II Listed Buildings and one Conservation Area within the 400m buffer. The Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) considered that development would be highly unlikely to adversely affect the settings of the heritage assets due to intervening buildings and vegetation.

5.214 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. Initial Habitats Regulations Assessment Screening noted that new housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.215 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

Leek - sites outside current settlement boundary

LE066

5.216 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site is located away from designated heritage assets and has good accessibility to services and facilities which is likely to have a positive effect. However, the ecological value of the site is likely to have a negative effect as well as the inaccessibility of existing areas of employment.

5.217 The site forms part of the setting of Knivedon Hall (not listed) and the significance of the Hall and its estate requires further assessment. The site lies partially within an area identified as being important to the landscape setting of the settlement and the potential landscape impact of development also requires further assessment.

5.218 The site was not taken forward as a preferred option for consultation in April 2016.

5.219 However the site was put forward in representations made following the April 2016 public consultation. The site is located on the eastern edge of Leek, east of Mount Road. The site is previously developed, with the northern section comprising Kniveden Hall amongst woodland, and the southern half comprising a property and polytunnels / horticulture. There are no designated heritage assets within the 400m buffer.

5.220 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of high landscape sensitivity. The study found that the site is located beyond the ridge of Mount Road, which currently screens views of Leek from the PDNP. Existing development within the site is generally screened by the trees and other vegetation both within and surrounding the site. The woodland within the site also

provides screening of existing development within Leek. It was considered that development within the site would be visually prominent and could potentially affect the setting of the PDNP.

5.221 Initial Habitats Regulations Assessment Screening noted that new housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation. There is an opportunity for contribution to the District's Green Infrastructure Network.

5.222 The site was proposed for inclusion in the July 2017 preferred option Local Plan, with an estimated yield of 74.

LE069

5.223 The proposed delivery of circa 42 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and has good accessibility to services and facilities which is likely to have a positive effect. However, the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.

5.224 The potential landscape impact of development requires further assessment.

5.225 The site was not taken forward as a preferred option for consultation in April 2016.

LE102

5.226 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. However, the development of greenfield land where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an area where 20 - 60% of the land is likely to be BMV could have a significant negative effect, as could the site's proximity to historic assets. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment, and has some ecological value which is likely to have a negative effect.

5.227 The site lies on raised ground marking the edge of the settlement. The potential landscape impact of development requires further assessment. There is an opportunity for contribution to the District's Green Infrastructure Network.

5.228 The site was not taken forward as a preferred option for consultation in April 2016.

5.229 However the site was suggested in representations made during the April 2016 public consultation. The site is bounded by mature trees and is in an area not identified as being important landscape setting to settlement. Initial Habitats Regulations Assessment Screening noted that new housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.230 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

LE103

5.231 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land would have a significant negative effect. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment and is adjacent to a listed building all of which is likely to have a negative effect. The site's location within flood zones 2 and 3 is also a significant negative effect.

5.232 Due to its location within flood zones 2 and 3 the site is likely to be severely impacted by flood risk, allocation of the site will require support of the Sequential Test and a level 2 SFRA.

5.233 The site was not taken forward as a preferred option for consultation in April 2016.

LE127

5.234 The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and has good accessibility to services and facilities which is likely to have a positive effect. However, the development of a mixed greenfield and brownfield site, where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an area where less than 20% of the land is likely to be BMV, and the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.

5.235 Mount Road is located to the east of Leek, on a ridge that currently screens the majority of views of the settlement from the Peak District National Park (PDNP). The site comprises a large field on the south-eastern edge of Leek, enclosed by Mount Road to the south and east. The potential landscape impact of development requires further assessment. There is an opportunity for contribution to the District's Green Infrastructure Network.

5.236 The site was taken forward as a preferred option for consultation in April 2016.

5.237 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance.

5.238 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that there are five Grade II Listed Buildings within the 400m buffer. However due to the topography of the surrounding landscape as well as intervening buildings and vegetation, the report considered there would be no inter-visibility between the assets and the site and that development would be highly unlikely to adversely affect the setting of the assets.

5.239 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of high landscape sensitivity. The study found that the site is visually prominent, and development within it may affect the setting of the PDNP. Development of LE127 was also considered to have the potential to adversely affect the existing settlement edge and landscape character, including the rural approach to Leek.

5.240 Initial Habitats Regulations Assessment Screening noted that new housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.241 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

LE128a and LE128b

5.242 The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services and facilities which is likely to have a positive effect. However, the development of greenfield land, where the site is partly indicated on the predictive map of Best and Most Versatile agricultural land as an area where less than 20% of the land is likely to be BMV and the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.

5.243 The sites comprise the northern (LE128a) and southern (LE128b) half of a field which slopes up from the eastern edge of Leek to Mount Road. The potential landscape impact of development requires further assessment. There is an opportunity for contribution to the District's Green Infrastructure Network.

5.244 The northern section of the site only (LE128a) was taken forward as a preferred option for consultation in April 2016, with an estimated yield of 54. This area is indicated on the predictive map of Best and Most Versatile land as an urban / industrial area. LE128b is indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV.

5.245 The Council's 2015 Phase 1 ecological survey of LE128 considered the site to have mostly low biodiversity value overall as it consists solely of species poor improved grassland with one species poor hedgerow. The subsequent extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) of LE128a considered that this area has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance. A further survey of LE128b is required.

5.246 There is one Grade II Listed Building within the 400m buffer of LE128a and two Grade II Listed Buildings within the 400m buffer of LE128b. The sites were considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no inter-visibility between the assets and the sites. The study considered that setting does not extensively contribute to the significance of the assets and therefore that development would be highly unlikely to adversely affect the setting of the assets.

5.247 LE128a and b were considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that the existing settlement edge is well-defined but urban, and only at a slightly lower elevation than the site, and so is visible across it. The study considered that the sites are currently screened from the National Park by the ridge of Mount Road, the existing tree

planting on Mount Road and the woodland surrounding Knivedon Hall. Site-specific landscape mitigation measures proposed included advanced planting and landscaping on the eastern boundary, and limited building heights in the eastern half of the sites.

5.248 Initial Habitats Regulations Assessment Screening noted that new housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.249 Both LE128a and b were proposed for inclusion in the July 2017 preferred option Local Plan, with an estimated yield of 95.

LE140

5.250 The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield land, where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an urban / industrial area and the proximity of the site to historic assets is likely to have a negative effect.

5.251 Site comprises land sloping down from Mount Road to the settlement edge, and is enclosed by tree belts on the northern and western boundaries. There are also trees on the eastern boundary, however these are more sparse. The site lies within an area identified as being important to the landscape setting of the settlement and the potential landscape impact of development requires further assessment. There is an opportunity for contribution to the District's Green Infrastructure Network.

5.252 The site was taken forward as a preferred option for consultation in April 2016.

5.253 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at local level only.

5.254 There are three Grade II Listed Buildings within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no inter-visibility between the assets and the site and the study considered that development would be highly unlikely to adversely affect the settings of the assets.

5.255 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that the site slopes down from Mount Road and so views from the National Park are screened by the ridge and intervening vegetation on the site boundary and on the land on the opposite side of Mount Road (including the woodland surrounding Knivedon Hall). The study suggests that site-specific landscape mitigation measures could include advanced planting and landscaping on the eastern boundary, and limited building heights in the eastern half of the site.

5.256 Initial Habitats Regulations Assessment Screening noted that new housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.257 The site was proposed for inclusion in the July 2017 preferred option Local Plan with an estimated yield of 70.

LE142A

5.258 The proposed delivery of circa 140 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield land, where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an urban / industrial area, the ecological value of the site and the proximity to historic assets is likely to have a negative effect.

5.259 Site comprises land to the east of Mount Road, on the north-eastern edge of Leek. The site is visually prominent and visible from the National Park, as it is located atop of the ridge that screens views of Leek. The site lies within an area identified as being important to the landscape setting of the settlement and the potential landscape impact of development requires further assessment. There is an opportunity for contribution to the District's Green Infrastructure Network.

5.260 The site was taken forward as a preferred option for consultation in April 2016.

5.261 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the potential for bats roosts on the site.

5.262 There are two Grade II Listed Buildings within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no inter-visibility between the assets and the site and considers that development would be highly unlikely to adversely affect the setting of the assets.

5.263 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of high landscape sensitivity. The study found that the site is visually prominent, and development within it may affect the setting of the National Park. The study considered that development of LE142a had the potential to adversely affect the existing settlement edge and landscape character, including the rural approach to Leek.

5.264 Initial Habitats Regulations Assessment Screening noted that new housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.265 The site was proposed for inclusion in the July 2017 preferred option Local Plan with an amended site boundary to exclude land in the ownership of Leek Land Trust, estimated yield 29.

LE142B

5.266 The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield land, where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an urban / industrial area, the ecological value of the site and the proximity to historic assets is likely to have a negative effect.

5.267 The site comprises an existing farmstead and paddocks, and the access track which extends north to Thorncliffe Road. The site lies within an area identified as being important to the landscape setting of the settlement and the potential landscape impact of development requires further assessment. There is an opportunity for contribution to the District's Green Infrastructure Network.

5.268 The site was taken forward as a preferred option for consultation in April 2016.

5.269 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance.

5.270 There is one Grade II Listed Building within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no inter-visibility between the asset and the site and development would be highly unlikely to adversely affect the setting of the asset.

5.271 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of high landscape sensitivity. The study found that while existing development within the site does not contribute to a well-defined settlement edge, the existing development is located within the areas of the site with the lowest visual prominence and development across the entire site would likely be visible from the National Park and could affect its setting. The study found that the site is visually prominent and development may adversely affect landscape character, including the rural approach to Leek.

5.272 Initial Habitats Regulations Assessment Screening noted that new housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.273 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

LE143

5.274 The proposed delivery of circa 190 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services, facilities and areas of existing employment.

5.275 The site is in open countryside and forms part of the setting of the 16th century Edge End Farm (listed Grade II); the significance of the designated heritage asset and potential landscape impact of development, including on the Peak District National Park, require further assessment.

5.276 The site was not taken forward as a preferred option for consultation in April 2016.

LE143A

5.277 The proposed delivery of circa 135 dwellings is considered to have a significant positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services, facilities and areas of existing employment.

5.278 The potential landscape impact of development, including on the Peak District National Park, requires further assessment.

5.279 The site was not taken forward as a preferred option for consultation in April 2016.

LE253

5.280 The proposed delivery of circa 15 dwellings is considered to have a positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land and the proximity to historic assets are likely to have a negative effect, as could the relative inaccessibility to services and facilities and the ecological value of the site.

5.281 The site was not taken forward as a preferred option for consultation in April 2016.

Broad Area EM2 Leekbrook

5.282 The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. The site's accessibility to open space is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield land where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an area where 20 - 60% of the land is likely to be BMV is assessed as being a negative effect, as could the site's proximity to historic assets and a partial SBI designation.

5.283 The site is likely to be affected to some degree by flood risk; allocation of the site will require the support of the Sequential Test and a level 2 SFRA. The site lies in a valley with an existing industrial estate adjacent to the west. It comprises grassland, adjacent to a stream on the northern boundary, which gradually slopes up to woodland on the southern

boundary. The majority of the site is designated as part of Twinney Wood and Grassland Site of Biological Importance and is within 400m of Grade II * listed Fynneylane Farm. Further heritage and ecological impact assessment work is required.

5.284 The site was taken forward as a preferred option for consultation in April 2016, with a revised boundary to exclude areas within the flood zone.

5.285 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that whilst a large proportion of the site has already been designated as part of the Twinney Wood and Grassland SBI, the remaining part of the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance.

5.286 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that due to the topography of the surrounding landscape and the dense screening of vegetation, there was no inter-visibility between the site and the heritage asset. Despite this, the site is part of the setting of the asset. The study found that the setting contributes to the significance of the heritage asset and it would be likely that development of the site would adversely affect its setting. Affects may be reduced if development was kept in the western half of the site so as to not infringe on the setting of the asset; an appropriate mitigation strategy should be required.

5.287 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that while the site is large and open, as it is enclosed by woodland and located at the bottom of a valley, it is considered to have low visual prominence. Further, the character of the site is affected by the adjacent industrial development, which is visually prominent from within the site.

5.288 Initial Habitats Regulations Assessment Screening noted that new development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.289 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

Leek - Additional Sites

ADD01 (East of Horsecroft Farm)

5.290 The proposed delivery of circa 15 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. The site's accessibility to areas of open space is considered to have a positive effect. However, the site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield land where the site is indicated on the predictive map of Best and Most Versatile agricultural land as partly within an area where 20 - 60% of the land is likely to be BMV, and the inaccessibility of services and facilities.

5.291 The site comprises a fenced section of a field sloping down from the northeastern edge of Leek, to the north-west of Churnet View Middle School. The site was taken forward as a preferred option for consultation in April 2016.

5.292 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that species recorded on site are common and widespread both at a county and national level and it is considered unlikely that the site is important in maintaining any populations of notable or protected species. The majority of the site consists of improved grassland, this habitat is common and widespread both locally and throughout the UK and, as such, is considered to be of importance to nature conservation at site level only.

5.293 There are two Grade II Listed Buildings within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that due to the topography and intervening buildings, development would be highly unlikely to adversely affect the assets. Outside of the 400m buffer, there is a Scheduled Monument to the north-west of the site. Due to the open topography, development could adversely affect its setting. Mitigation including the use of vegetation screening may reduce effects.

5.294 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of high landscape sensitivity. The study found that the site is semi-enclosed by vegetation on the settlement edge, however is open to the north-west. This allows long distance views and inter-visibility between the site and higher ground across the valley to the north-west. Currently the settlement edge is well-defined and vegetated, with views of existing development generally screened. In addition the settlement edge is currently located on a ridge, with development not extending beyond this ridge, however the site is located below this ridge. The study considered that development of the site would be visually prominent, and would encroach on the countryside by extending beyond this ridge. In addition the study noted that there would be no clear limit to development if the site were developed, potentially compromising the surrounding sensitive countryside.

5.295 Initial Habitats Regulations Assessment Screening noted that new housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.296 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

ADD09 (Leekbrook) (employment land allocation)

5.297 The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. The site's accessibility to open space is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield land where the site is indicated on the predictive map of Best and Most Versatile agricultural land as an area where 20 - 60% of the land is likely to be BMV is assessed as being a negative effect, as could the site's proximity to historic assets.

5.298 The site comprises a field that slopes steeply up from Basford Lane to woodland, which encloses the site to the west and south. The site is bound by commercial development on the A520 to the north. Consideration should be given to the adjacent woodland, which is designated as an SBI and carries Tree Preservation Orders.

5.299 The site was taken forward as a preferred option for consultation in April 2016.

5.300 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that most of the site was comprised of improved grassland for pasture; this habitat is common and widespread both locally and throughout the UK and, as such, is considered to be of importance to nature conservation at site level only. However the hedgerow habitat on site was considered of nature conservation value at the local level. Species recorded on site were common and widespread both at a county and national level and it is considered unlikely that the site significantly supported any notable protected species.

5.301 There is one Grade II Listed Building within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that due to the intervening industrial estate, development would not adversely affect the setting of the asset.

5.302 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that the surrounding vegetation and development which encloses the site reduces visual prominence and development of the site would fit in well with the existing pattern of surrounding industrial / commercial development. Site-specific landscape mitigation measures could include restricted development and building heights on the higher ground.

5.303 Initial Habitats Regulations Assessment Screening noted that new development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. This requires further investigation.

5.304 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

Additional sites appraised following April 2016 consultation

LE154 Adams Foods

5.305 The proposed delivery of circa 60 dwellings is considered to have a significant positive effect, as is avoidance of the loss of best and most versatile agricultural land and the edge of town centre location. However, the site's proximity to historic assets and mature woodland is likely to have a negative effect, as is the loss of potential employment use.

5.306 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

LE138 Land at Macclesfield Road

5.307 The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, the site's location outside flood zones 2 or 3 is also likely to lead to positive effects. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where over 60% of the land is likely to be BMV, could have a significant negative effect. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment. New housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on European sites. Further assessment is required to identify potential for ecological or landscape impacts.

5.308 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

Biddulph

Biddulph - Sites within current development boundary

BD004

5.309 The development of urban ALC land on a brownfield site is likely to have a significant positive effect, as could the site's proximity to existing areas of employment. The site should deliver a quantum of housing, circa 15 dwellings which is likely to have a positive effect. The site is located within the settlement boundary and has good accessibility to the services and facilities. However, its proximity to heritage assets would have a negative effect, as would the ecological value of the site.

5.310 Concerns expressed by the Highway Authority raise issues about the viability of developing this site independently.

5.311 This site was not taken forward as a preferred option for consultation in April 2016.

BD016

5.312 The site should deliver a quantum of housing, circa 20 dwellings which is likely to have a significant positive effect, as could the location of the site with regard to its proximity to services and facilities and areas of existing employment as well as the positive effect on the landscape. The site is located within the settlement boundary and has good accessibility to health care services and facilities. However, its proximity to heritage assets would have a negative effect. The site is indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial.

5.313 The site comprises Beehive Farm and adjacent land, enclosed by Colliers Way to the west and Tunstall Road to the east. The site was taken forward as a preferred option for consultation in April 2016.

5.314 The site is located close to and / or adjoining existing areas of open space and green infrastructure. Suitable enhancements of existing open spaces and / or the provision of links may be required together with appropriate management via contribution to the Council's Green Infrastructure Network.

5.315 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance.

5.316 There are seven Grade II Listed Buildings within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that the church tower was visible from the site however due to the topography of the landscape, development would be unlikely to adversely affect its setting. Due to the large road junction and intervening buildings, development would be unlikely to cause high adverse effects to the settings of the remaining designated assets.

5.317 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the existing development within the site does not contribute to a well-defined settlement edge, and therefore development of the site could strengthen the settlement edge.

5.318 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

BD055

5.319 The site should deliver a quantum of housing, circa 20 dwellings which is likely to have a significant positive effect, as could the development of brownfield land indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial and proximity to services and facilities. However, the site's proximity to heritage assets is assessed as a significant negative. The site is located within the settlement boundary and has good accessibility to services and facilities and areas of existing employment. However, the site's ecological value would have a negative effect.

5.320 The site has a planning history. Application reference SMD/2015/0684 was withdrawn. Site comprises previously developed land (formerly a school) immediately west of the junction of St John's Road and Tunstall Road and within the southern part of the land enclosed by the dismantled railway and the A527. The site was taken forward as a preferred option for consultation in April 2016 as part of the Wharf Road site (Core Strategy Broad Area 4).

5.321 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site habitats are considered to be of nature conservation value at site level only and are not eligible for possible SBI / BAS status. However, the building on site has the potential to support bats and as such, requires further assessment. The site was also noted as potentially supporting reptiles.

5.322 There are seven Grade II Listed Buildings within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that development would be unlikely to cause high adverse effects to the settings of the assets, however, mitigation should include screening along the southern edge of the site to reduce effects.

5.323 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that re-development of the site could improve local landscape character.

5.324 The site was proposed for inclusion in the July 2017 preferred option Local Plan as part of the Wharf Road site (Broad Area 4).

BD059

5.325 The development of urban ALC brownfield land should have a significant positive effect, as should the preservation of the landscape and the site's proximity to existing areas of employment and services and facilities. The site is located within the settlement boundary, and away from historical assets. However, the site's ecological value would have a negative effect.

5.326 Since the site is within the current settlement boundary a development proposal could come forward at any time and consequently the site was not taken forward as a preferred option for consultation in April 2016.

BD101 (Yarn Mill)

5.327 The development of brownfield land indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial should have a significant positive effect, as should the preservation of the landscape and the site's proximity to existing areas of employment and services and facilities and the delivery of circa 24 dwellings. The site is located within the settlement boundary, and away from historical assets. However, the site's ecological value could have a negative effect.

5.328 This site was not taken forward as a preferred option for consultation in April 2016.

5.329 The site was suggested in representations made to the public consultation held in April 2016 and proposed for inclusion in the July 2017 preferred option Local Plan. Ecological assessment is required.

BD102 (Minster Mill)

5.330 The development of brownfield land indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial should have a significant positive effect, as should the preservation of the landscape and the site's proximity to existing areas of employment and services and facilities and the delivery of circa 42 dwellings. The site is located within the settlement boundary, and away from historical assets. However, the site's ecological value could have a negative effect.

5.331 This site was not taken forward as a preferred option for consultation in April 2016.

5.332 The site was suggested in representations made to the public consultation held in April 2016 and proposed for inclusion in the July 2017 preferred option Local Plan. Ecological assessment is required.

BD108

5.333 The development of brownfield land indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial should have a significant positive effect, as should the preservation of the landscape and the site's proximity to services and facilities. However there is scope that development of this site could have significant negative effects on historical assets. Similarly, the site's ecological value would have a negative effect.

5.334 The site comprises previously developed land within the settlement, west of Tunstall Road and north of Roaches School and is the southern-most of the sites enclosed by the dismantled railway and the A527. The site was taken forward as a preferred option for consultation in April 2016.

5.335 The site is located close to and / or adjoining existing areas of open space and green infrastructure. Suitable enhancements of existing open spaces and / or the provision of links may be required together with appropriate management via contribution to the Council's Green Infrastructure Network.

5.336 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance.

5.337 There are two Grade II Listed Buildings in the site and five additional Grade II Listed Buildings within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that the site is small and development would highly likely cause substantial adverse effects to the settings of the assets in the site. To reduce effects, mitigation should include setting development back from the assets coupled with landscape master-planning to provide screening.

5.338 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site is set back from the road, with screening provided by the existing trees and vegetation on the road. Development within the site would not be visually prominent, and (in combination with development of the adjacent sites) could create a stronger settlement edge.

5.339 The site was proposed for inclusion in the July 2017 preferred option Local Plan as part of the Wharf Road site (Broad Area 4).

Biddulph - Urban Extension

BD071, BD071A, BD106 & BD156 (Core Strategy Broad Area 4)

5.340 The site's proximity to services, facilities and existing areas of employment and proposed delivery of circa 265 dwellings should have a significant positive effect. However there is scope that development of this site could have negative effects due to the site's ecological value and the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as an area where less than 20% of the land is likely to be BMV.

5.341 The area has been identified as an appropriate area for housing in the adopted Core Strategy (Area 4). The potential landscape impact of development requires further assessment.

5.342 The sites making up the Broad Area were taken forward as a preferred option for consultation in April 2016.

5.343 Sites BD071 and BD071a are the largest of the sites enclosed by the dismantled railway and the A527. The sites comprise Knypersley View Farm and the fields surrounding it, enclosed by the dismantled railway to the west and Colliers Way to the east. The site extends south, adjacent to the railway line, to Newpool Road where the access for the farm is located. Sites BD106 and BD156 are within the south of the land enclosed by the dismantled railway and the A527 and comprise an existing property (Levens), gardens and adjacent fields within the south-west of the settlement. The sites also include the existing access track, extending east from the property to Tunstall Road. Coal outcrops are probable within the Area.

5.344 The Council's Extended Phase 1 Habitat Survey (2014) highlights the presence of species rich hedgerows, dense willow scrub and tall ruderal vegetation which are connected to a series of other hedgerows and habitats and form an important potentially biodiverse habitat mosaic with good connectivity and making a valuable contribution to the Biddulph Corridor as set out in the District's Strategic Green Infrastructure Network.

5.345 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the broadleaf woodland of sites BD071 & BD071A may be of ecological value and may allow for the site to gain SBI / BAS status once the vegetation has been fully recorded and that the sites offer potential to support bats, reptiles and amphibians. The study considered the habitats of sites BD106 and BD156 to be of nature conservation value at site level only and not eligible for possible SBI / BAS status. However, the building and some trees on site have the potential to support bats and as such, requires further assessment. The sites were also noted as potentially supporting reptiles.

5.346 There are seven Grade II Listed Buildings within the 400m buffer of sites BD071 and BD071a. The sites were considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that due to topography and surrounding vegetation, development would be unlikely to cause high adverse effects to the settings of the assets. Mitigation may include screening in the south-eastern part of the sites.

5.347 There are seven Grade II Listed Buildings within the 400m buffer of sites BD106 and BD156. The sites were considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that development would be unlikely to cause high adverse effects to the settings of the assets. To reduce effects, mitigation should include setting development back from the assets by keeping development to the west and north of the sites as well as employing screening along the eastern edges.

5.348 The sites BD071 and BD071a were considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that the topography within the site is undulating, and so visual prominence of the site varies. The southern extent of the site is generally screened by surrounding vegetation. Visual prominence is higher in the north of the site, where the land rises up to a ridge. Site-specific landscape mitigation measures could include additional advanced planting on the ridge and western boundary.

5.349 The sites BD106 and BD156 were considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the sites were set back from the road and well screened by intervening vegetation and existing development. It was considered that development within the sites would not be visually prominent, and (in combination with development of the adjacent sites) could create a stronger settlement edge.

5.350 A comprehensive masterplan should be prepared for the Broad Area to take account of its ecological value, the need to maintain linear habitat connectivity along the stream, demonstrating how development is contributing to the priorities and actions proposed for the Biddulph corridor (as set out in the Green Infrastructure Strategy) including providing access to the Biddulph Valley Way; the masterplan should also address landscape and heritage impact mitigation measures and respond to the presence of any shallow mine workings.

5.351 The overall Core Strategy Broad Area 4 was proposed for inclusion in the July 2017 preferred option Local Plan - to be known as Wharf Road.

Biddulph - Other uses

BD117

5.352 The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. However, the greenfield nature of this site (largely indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial, but partly as an area where less than 20% of the land is likely to be BMV) and its location outside of the settlement boundary, coupled with its ecological value could have a negative effect.

5.353 This is a large site comprising fields on the southern edge of Biddulph, east of the A527 (Tunstall Road); south of Victoria Row; and north and west of Mill Hayes Road. Residential properties and a smallholding are located on the A527 and are enclosed by the site.

5.354 The Council's Green Belt review has recommended considering this site for release from the Green Belt if exceptional circumstances are demonstrated. The potential landscape impact of development requires further assessment. There are no designated heritage assets within the 400m buffer.

5.355 This site was taken forward as a preferred option (housing / employment mixed-use) for consultation in April 2016.

5.356 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However, more information is required regarding the scattered trees on site in order to establish their ecological importance.

5.357 The Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) considered the landscape sensitivity of the site to be low in the south-west, increasing to the north-east corner of the site where sensitivity was considered to be highest. The study found that the site is large and open with high visual prominence, particularly in the north and east of the site, with long distance views available from the footpath on the northern boundary. Visual prominence is lower in the south-west of the site, south of the existing properties on the A527, where the land is enclosed by trees and hedgerows. Site-specific landscape mitigation measures could include planting within and on the edges of the development, and limits on building sizes and scale.

5.358 The site was proposed for inclusion in the July 2017 preferred option Local Plan for residential use.

BD076

5.359 The proposed delivery of a town centre employment site is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. There are no designated heritage assets within the 400m buffer. The site is indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV.

5.360 BD076 is within the north of the land enclosed by the dismantled railway and the A527. The site comprises the northern sections of two fields, the remainder of which are located in site BD071 and BD071a to the south. The site is enclosed by the dismantled railway (Biddulph Valley Way) to the west and previously developed land (BD076a) to the north. The site is allocated for retail / employment use in the Biddulph Town Centre Area Action Plan.

5.361 This site was taken forward with BD076A as a preferred option (employment / retail) for consultation in April 2016.

5.362 The site has a culverted watercourse flowing beneath it which should be re-naturalised through redevelopment. It may be possible to divert the channel round the edge of the site to maximise developable space. The site is included within an area constituting potentially biodiverse habitat mosaic with good connectivity and making a valuable contribution to the Biddulph Corridor as set out in the District's Strategic Green Infrastructure Network. Coal outcrops are probable.

5.363 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has medium ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at local and site level. However, more information is required regarding the species rich hedgerow and the presence/absence of reptiles on the site.

5.364 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that land within the site slopes up to a ridge with an approximate north - south orientation in the centre of the site. Development on the ridge within the site could be visually prominent, particularly from the countryside to the west of Biddulph. Site-specific landscape mitigation measures could include additional advanced planting on the ridge and western boundary.

5.365 A comprehensive masterplan should be prepared for the wider area of potential allocation that the site contributes to, to take account of its ecological value, the need to maintain linear habitat connectivity, including to re-naturalise the water course, demonstrating how development is contributing to the priorities and actions proposed for the Biddulph corridor (as set out in the Green Infrastructure Strategy) including providing access to the Biddulph Valley Way; the masterplan should also address landscape impact mitigation measures and include a response to the presence of any shallow mine workings.

5.366 The site was proposed for inclusion with BD076A as an employment / retail allocation in the July 2017 preferred option Local Plan.

BD076A

5.367 The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site is located within settlement boundary and should have good access to services and facilities which is likely to also have a significant positive effect. However the site has been assessed as having ecological value which is likely to have a negative effect. The site is indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV.

5.368 BD076a is the northern-most of the sites enclosed by the dismantled railway and the A527. The site comprises previously developed land, including an existing depot, on the western edge of Biddulph. The site was taken forward with BD076 as a preferred option (employment / retail) for consultation in April 2016.

5.369 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at local level only. However, further investigation of the presence or absence of reptiles on the site is needed.

5.370 There are no designated heritage assets within the 400m buffer. The site is included within an area constituting potentially biodiverse habitat mosaic with good connectivity and making a valuable contribution to the Biddulph Corridor as set out in the District's Strategic Green Infrastructure Network. Coal outcrops are probable. Contamination issues are possible as this site is believed to be located above an historic landfill site.

5.371 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that existing development within the north of the site is generally screened by the vegetation that encloses it. However, views from Colliers Way are available. In addition, limited views are available through gaps in vegetation on Wharf Road and the Biddulph Valley Way. The study considered that re-development of the site could improve local landscape character.

5.372 A comprehensive masterplan should be prepared for the wider area of potential allocation that the site contributes to, to take account of its ecological value, the need to maintain linear habitat connectivity, demonstrating how development is contributing to the priorities and actions proposed for the Biddulph corridor (as set out in the Green Infrastructure Strategy) including providing access to the Biddulph Valley Way; the masterplan should also include landscape impact mitigation measures and a response to the presence of any shallow mine workings.

5.373 The site was proposed for inclusion with BD076 as an employment / retail allocation in the July 2017 preferred option Local Plan.

Biddulph - Sites within existing Green Belt

BD062

5.374 The proposed delivery of circa 40 dwellings should have a significant positive effect. The site is also accessible to existing services, facilities and areas of employment which is likely to have a positive effect. However, the site's ecological importance due to the potential for protected species to be present and its connection to the wider countryside are considered to have a significant negative effect. Similarly, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial) and the site's proximity to historic assets are also assessed as having a negative effect.

5.375 Site is located within the north of Biddulph, east of the dismantled railway line (Biddulph Valley Way), and comprises an area of rough grassland and scrub. The site is enclosed by residential development to the south and west, and a sewage treatment works to the north-east, resulting in low visual prominence.

5.376 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the species poor semi improved grassland, scattered scrub, dense scrub, tall ruderal vegetation are common and widespread habitats both locally and nationally and are not listed as important habitats in the Staffordshire SBI guidelines. Assessment of the two trees for their potential to support roosting bats and a reptile survey are required.

5.377 The Council's Green Belt review has recommended considering this site for release from the Green Belt if exceptional circumstances can be demonstrated. The potential landscape and ecological impacts of development require further assessment.

5.378 This site was taken forward as a preferred option for consultation in April 2016.

5.379 There are three Grade II Listed Buildings within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that it is enclosed by surrounding vegetation and that there is no inter-visibility between the site and the assets; development was considered highly unlikely to adversely affect the settings of the assets.

5.380 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. Although the adjacent settlement edge is well-defined, it is urban in character to the south of the site. The study found that existing vegetation on the north-eastern site boundaries would form a vegetated settlement edge, and considered that this vegetation should be retained and strengthened where necessary.

5.381 The site is adjacent to United Utilities water treatment works - master-planning may be required in order to mitigate the risk of odour and noise nuisance. The Council's 2015 Phase 1 habitat survey noted that the site has potential for protected species to be present due to the mosaic of habitats and habitat structure present, especially as the site is well connected to the wider countryside. Any masterplan should also demonstrate how a development scheme will address the site's potential ecological value and contribute to the priorities and actions proposed for the Biddulph strategic GI corridor (as set out in the Green Infrastructure Strategy), including by supporting public access on to the Biddulph Valley Way.

5.382 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

BD063A

5.383 The proposed delivery of circa 120 dwellings should have a significant positive effect. The site is also accessible to existing services, facilities and areas of employment which is likely to have a positive effect. However, the site's ecological value is considered to have a negative effect. Similarly, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial) and the site's proximity to historic assets are also assessed as having a negative effect.

5.384 The potential landscape and heritage impacts of development require further assessment.

5.385 The Council's Green Belt review has recommended considering a smaller variant of this site for release from the Green Belt if exceptional circumstances can be demonstrated. The capacity of the site was reduced from 120 to 40 to reflect the results of the Green Belt review and this revised site was taken forward as a preferred option for consultation in April 2016.

5.386 The site is located north of Newpool road, and comprises a single field that slopes down from the farm track on the western boundary, to the residential development which encloses the site. The site has low visual prominence due to its topography, and screening provided by the adjacent development and a hedgerow on the western boundary.

5.387 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered the site habitats to be of nature conservation value at site level only and not eligible for possible SBI / BAS status. However two trees on site have the potential to support bats and as such, require further assessment.

5.388 There are seven Grade II Listed Buildings within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that the site is set behind existing development and development on the site would be highly unlikely to adversely affect the settings of the heritage assets.

5.389 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the linear development on Meadowside does not contribute to a well-defined settlement edge, and development of the site could strengthen the settlement edge, it was recommended that the hedgerow on the western boundary should be retained in order to maintain low visual prominence, and a vegetated edge.

5.390 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

BD064

5.391 The site is accessible to existing services, facilities and areas of employment which is likely to have a positive effect. However, the site's ecological value is considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to historic assets and the ecological status of the site are also assessed as having a negative effect.

5.392 The Council's Green Belt review has not recommended that this site is suitable to consider for release from the Green Belt.

5.393 This site was not taken forward as a preferred option for consultation in April 2016.

BD067A

5.394 The proposed delivery of circa 120 dwellings is considered to have a significant positive effect. The site is accessible to existing services, facilities and areas of employment and located away from historic assets is likely to have a positive effect. However, the site's ecological value is considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC is also assessed as having a negative effect.

5.395 The site has a culverted watercourse flowing beneath it which should be re-naturalised through re-development. The Council's Green Belt review has recommended that this site is not released from the Green Belt.

5.396 This site was not taken forward as a preferred option for consultation in April 2016.

BD067B

5.397 The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. The site is accessible to existing services, facilities and areas of employment is likely to have a positive effect. However, the site's ecological value is considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to heritage assets is also assessed as having a negative effect.

5.398 The site has a culverted watercourse flowing beneath it which should be re-naturalised through re-development. The Council's Green Belt review has recommended that this site is not released from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

BD067C

5.399 The proposed delivery of circa 120 dwellings is considered to have a significant positive effect. The site is accessible to existing services, facilities and areas of employment is likely to have a positive effect. However, the site's ecological value is considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to heritage assets is also assessed as having a negative effect.

5.400 The Council's Green Belt review has recommended that this site is not released from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

BD068

5.401 The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the site is partly located within a flood zone which is likely to have a significant negative effect. Similarly, the ecological value is considered to have a negative effect, as could the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial) and the site's proximity to heritage assets is also assessed as having a negative effect.

5.402 Site is located within the north of Biddulph, south of Marshgreen Road. The site comprises fields enclosed by residential development to the north, east and south; and sewage treatment works to the west. The site is likely to be affected to some degree by flood risk; allocation will require the support of the Sequential Test and a level 2 SFRA.

5.403 The Council's Green Belt review has recommended considering this site for release from the Green Belt if exceptional circumstances can be demonstrated. The potential landscape, heritage and ecological impacts of development require further assessment.

5.404 The site was taken forward as a preferred option for consultation in April 2016.

5.405 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered the site habitats to be of nature conservation value at site level only and not eligible for possible SBI / BAS status. However the tree on site has the potential to support bats and as such requires further assessment. The site was also noted as potentially supporting reptiles.

5.406 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site is elevated above Marshgreen Road, however it is at a similar level to the adjacent residential development on Portland Drive, and has low visual prominence due to screening provided by the surrounding development and vegetation, particularly trees surrounding the sewage works. The site was considered to form a gap in development, and therefore to fit well within the existing settlement form.

5.407 There is one Grade II* and eight Grade II Listed Buildings, and a Registered Park and Garden which is also a Conservation Area within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that there was no public access on to the site which is elevated above Marshgreen Road, and it is at a similar level to the adjacent residential development on Portland Drive. Development would be unlikely to cause high adverse effects to the settings of the heritage assets as development would be seen in context of the existing housing estate.

5.408 The site is adjacent to United Utilities water treatment works - master-planning may be required in order to mitigate the risk of odour and noise nuisance. Any masterplan should also demonstrate how a development scheme will address potential ecological value, contribute to the priorities and actions proposed for the Biddulph strategic GI corridor (as set out in the Green Infrastructure Strategy), including by supporting public access on to the Biddulph Valley Way and use of natural drainage to help manage surface water.

5.409 The site boundary requires amendment to exclude land within Flood Zone 2. The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

BD069

5.410 The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. The site is also accessible to existing employment areas which is likely to have a positive effect. However, the site's proximity to historic assets is assessed as having a significant negative effect. The development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where 20 - 60% of the land is likely to be BMV is also assessed as having a negative effect.

5.411 The site formerly served as the kitchen gardens to Knypersley Hall (Listed Grade II*). The site is currently overgrown, however important features including protected trees and remnants of the original garden wall are present. Heritage impact assessment is required.

5.412 This site was taken forward as a preferred option for consultation in April 2016.

5.413 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the broadleaf woodland may be of ecological value and may allow for the site to gain SBI / BAS status once the vegetation has been fully recorded. Furthermore the site offers potential to support bats, reptiles and amphibians.

5.414 There is one Grade II* and one Grade II Listed Building within close proximity to the site. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that the site contributes greatly to the setting of the Grade II* as a walled garden to the hall, which in turn, contributes to the overall significance of the asset. Development on the site was considered highly likely to cause considerable adverse effects to the setting of the Grade II* Listed Building which would impact upon its overall significance. Further assessment may be required to demonstrate that a development can be brought forward in line with planning policy.

5.415 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that development of the site could improve local landscape character through the removal of derelict buildings, the existing metal fencing and scrub. Site-specific landscape mitigation measures could include ensuring development is sympathetic to its original use and in keeping with the character of the adjacent cottages.

5.416 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

BD083

5.417 The proposed delivery of circa 40 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the site is partly located within a flood zone which is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC and the site's proximity to heritage assets and an LNR are assessed as having a negative effect.

5.418 The site is likely to be affected to some degree by flood risk; allocation will require the support of the Sequential Test and a level 2 SFRA. The Council's Green Belt review has recommended that this site is not released from the Green Belt.

5.419 This site was not taken forward as a preferred option for consultation in April 2016.

BD087

5.420 The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the site is partly located within a flood zone which is likely to have a significant negative effect. The development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial) and the site's proximity to heritage assets and an LNR is likely to have a negative effect, as could the site's ecological value.

5.421 The site comprises land to rear of linear development on the A527, to the north of the settlement. It is likely to be affected to some degree by flood risk; allocation will require the support of the Sequential Test and a level 2 SFRA. The Council's Green Belt review has recommended that the site is considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.422 This site was taken forward as a preferred option for consultation in April 2016.

5.423 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However more information is required regarding the presence or absence of reptiles on site.

5.424 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site slopes down from linear development on the A527 towards Biddulph Brook (located to the west of the site), and is visible from the opposite side of the valley. However, it was considered that development within the site would be partially screened by trees along Biddulph Brook and would be viewed against the context of the existing development.

5.425 There are three Grade II* and 21 Grade II Listed Buildings, one Scheduled Monument, and a Registered Park and Garden which is also a Conservation Area within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that whilst the tower of the Grade II* listed church was visible from the site - development would be highly unlikely to adversely affect the setting of the asset. Also, due to the intervening buildings and vegetation, development would be unlikely to cause high adverse effects to the understanding of the Registered Park and Garden and Conservation Area.

5.426 The site boundary requires amendment to exclude land within the floodplain, this is likely to reduce site yield.

5.427 The site is close to United Utilities water treatment works - master-planning may be required in order to mitigate the risk of odour and noise nuisance. Any masterplan should also demonstrate how a development scheme will contribute to the priorities and actions proposed for the Biddulph strategic GI corridor (as set out in the Green Infrastructure Strategy), including by supporting public access on to the Biddulph Valley Way and should take account of potential ecological value.

5.428 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

BD109 and BD118

5.429 The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and areas of existing employment as well as being located away from historic assets and a SSSI and LNR, as well as the site's low ecological value is likely to have a positive effect. However, the development of greenfield is assessed as having a negative effect.

5.430 The Council's Green Belt review has recommended that these sites are not released from the Green Belt. These sites were not taken forward as preferred options for consultation in April 2016.

BD110

5.431 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and areas of existing employment as well as being located away from historic assets and a SSSI and LNR, as well as the site's low ecological value is likely to have a positive effect. However, the development of greenfield land is assessed as having a negative effect.

5.432 The Council's Green Belt review has recommended that this site is not released from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

BD131B

5.433 The proposed delivery of circa 80 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. The development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets.

5.434 The Council's Green Belt review has recommended considering this site for release from the Green Belt if exceptional circumstances can be demonstrated. It is understood that this site is not currently available.

5.435 This site was not taken forward as a preferred option for consultation in April 2016.

BD134

5.436 The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and existing areas of employment is likely to have a positive effect, as could its distance away from historic assets. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the ecological value of the site.

5.437 The Council's Green Belt review has recommended that this site is not released from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

BD138A

5.438 The proposed delivery of circa 90 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities is likely to have a positive effect, as could its low biodiversity value of the site. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's location near to historic assets.

5.439 The site lies within the area considered as important landscape setting to settlement. The Council's Green Belt review has recommended that this site is not released from the Green Belt.

5.440 This site was not taken forward as a preferred option for consultation in April 2016.

BD138B

5.441 The proposed delivery of circa 76 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities is likely to have a positive effect. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's location near to historic assets and the ecological value of the site.

5.442 The site lies within the area considered as important landscape setting to settlement. The Council's Green Belt review has recommended that this site is not released from the Green Belt.

5.443 This site was not taken forward as a preferred option for consultation in April 2016.

BD144

5.444 The proposed delivery of circa 80 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and existing areas of employment is likely to have a positive effect, as could the site's distance away from historic assets. However, the development of greenfield land is assessed as having a negative effect, as could the site's ecological value.

5.445 The Council's Green Belt review has not recommended releasing this site from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

Biddulph - Additional sites

ADD02

5.446 The proposed delivery of circa 159 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. The site's location away from designated and historic assets is likely to have a positive effect. However, the site's inaccessibility to services and facilities is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.

5.447 The Council's Green Belt review has not recommended releasing this site from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

ADD03

5.448 The proposed delivery of circa 372 dwellings is considered to have a significant positive effect. The site's location away from designated assets is likely to have a positive effect, as could the site's accessibility to services, facilities and areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as largely within an area where 20 - 60% of the land is likely to be BMV is considered to have a negative effect.

5.449 This is a large site on the western edge of Biddulph, comprising agricultural land and two farmsteads (Moodystreet Farm and Hollylane) and sheds, enclosed by Akesmoor Lane to the west. According to information held by the Environment Agency, this site is located above historic landfill sites.

5.450 The Council's Green Belt review has recommended considering this site for release from the Green Belt if exceptional circumstances can be demonstrated. The potential landscape impacts of development require further assessment.

5.451 This site was taken forward as a preferred option for consultation in April 2016.

5.452 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the habitats on site were considered to be of nature conservation value at the site level only and are not listed as an important habitat in the Staffordshire SBI guidelines. However further surveys are recommended of the semi-natural broadleaved woodland present along the brook as this could qualify as an SBI under the Staffordshire guidelines. Species recorded on site were common and widespread both at a county and national level and it is considered unlikely that the site significantly supported any notable protected species.

5.453 There is one Grade II Listed Building within the site. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that the setting of the asset contributes to the overall significance of it and would need special regard for its preservation. It was considered that development would be highly likely to cause adverse effects to its setting and that any development should be restricted to the southern part of the site only with mitigation measures including the use of vegetation screening.

5.454 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of high landscape sensitivity. The study found that the site is located beyond the dismantled railway (Biddulph Valley Way) which currently forms a strong, vegetated settlement edge and limit to development and that the site is inter-visible with the Green Belt to the west. It was considered that development within the site could encroach on the surrounding countryside, and adversely affect the existing settlement edge. Development of the site could potentially compromise the surrounding sensitive countryside, as there would be no clear limit to development beyond the site.

5.455 Masterplanning should be used to demonstrate how a development scheme could be accommodated in the light of heritage and landscape impacts identified and to contribute to the priorities and actions proposed for the Biddulph strategic GI corridor (as set out in the Green Infrastructure Strategy), including by supporting public access on to the Biddulph Valley Way. A masterplan should also take account of the potential ecological value of the site.

5.456 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

ADD04

5.457 The proposed delivery of circa 1,070 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as partly within an area where 20 - 60% of the land is likely to be BMV is assessed as having a negative effect.

5.458 The site is adjacent to Knypersley Hall (Grade II* Listed). The site comprises land to the west and south of Knypersley Hall, including a large, open field which slopes down from the hall in the north of the site, and more undulating land in the south of the site containing a pond and scattered trees. The southern part of the site is adjacent to a Local Geological / Geomorphological Site (LoGS). The presence of school playing fields and other recreational features would need to be addressed. Heritage and landscape impact assessments are required.

5.459 The Council's Green Belt review has recommended considering this site for release from the Green Belt if exceptional circumstances can be demonstrated.

5.460 This site was taken forward as a preferred option for consultation in April 2016.

5.461 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the improved grassland and species-poor hedgerow habitats on site were of nature conservation value at the site level only. Species recorded on site were common and widespread both at a county and national level. However scattered mature trees in the northern area of the site, as well as pond 1, may qualify for SBI or BAS status dependent on further survey. The trees should be further assessed to determine whether they may be considered 'veteran'. Assessment is required to determine the presence or absence of bats roosts and the pond should be surveyed for newts.

5.462 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of high landscape sensitivity. The study found that the site is separated from the settlement edge by Knypersley Hall and agricultural land to the north. It was considered that development of the site could adversely affect the existing settlement form, particularly in the southern extent of the site; and that the northern section of the site has high visual prominence, particularly when viewed from Tunstall Road.

5.463 There is one Grade II* and one Grade II Listed Building within close proximity to the site. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which considered that the site could not be developed without substantial heritage impacts that could not be reasonably mitigated. The study found that the site contributes greatly to the setting of the Grade II* as a remnant of the parkland, which in turn, contributes to the overall significance of the asset. It was considered that development on the site would highly likely cause substantial adverse effects to the setting of the Grade II* Listed Building which would impact upon its overall significance.

5.464 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

Additional sites appraised following April 2016 consultation

BD143 ("Victoria Colliery"; west of Victoria Business Park)

5.465 The proposed delivery of circa 100 dwellings should have a significant positive effect. The site is also accessible to areas of employment which is likely to have a positive effect. However, the greenfield nature of this site and its location outside of the settlement boundary, coupled with its potential ecological value and relationship to the Biddulph Valley Way could have a negative effect. The development of land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where 20 - 60% of the land is likely to be BMV is also assessed as having a negative effect.

5.466 The Council's Green Belt review has recommended considering this site for release from the Green Belt if exceptional circumstances can be demonstrated. Landscape and heritage assessments are required.

5.467 The site was not proposed for inclusion in the July 2017 version preferred option Local Plan.

Land at BD116 and a small part of BD140 (Land west of BVW and east of Woodside Farm)

5.468 The site's proximity to services, facilities and existing areas of employment and proposed delivery of circa 170 dwellings should have a significant positive effect. However there is scope that development of this site could have negative effects due to the site's potential ecological value, its contribution to the Biddulph Valley Way and impacts on landscape character. The development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV is assessed as having a negative effect.

5.469 The Council's Green Belt review has recommended considering this site for release from the Green Belt if exceptional circumstances can be demonstrated. Landscape and heritage assessments are required.

5.470 There are potential mining legacy issues as the land has previously been used for open cast mining. Masterplanning should be used to demonstrate how a development scheme could contribute to the priorities and actions proposed for the Biddulph strategic GI corridor (as set out in the Green Infrastructure Strategy), including by supporting public access on to the Biddulph Valley Way.

5.471 The site was proposed for inclusion in the July 2017 preferred option Local Plan as part of the Wharf Road site (Broad Area 4).

BD011 (Land at rear Meadowstile Caravan Park)

5.472 The proposed delivery of circa 80 dwellings should have a significant positive effect. The site is also accessible to areas of employment which is likely to have a positive effect. However, the greenfield nature of this site indicated on the predictive map of Best and Most Versatile agricultural land as within an area where 20 - 60% of the land is likely to be BMV and its location outside of the settlement boundary, coupled with its potential ecological value could have a negative effect.

5.473 Landscape and heritage assessments are required.

5.474 The site was not proposed for inclusion in the July 2017 version preferred option Local Plan.

BD138c (Marsh Green Nursery)

5.475 The proposed delivery of circa 85 dwellings should have a significant positive effect. The site is also accessible to existing services, facilities and areas of employment which is likely to have a positive effect. However, the site's location in the wider countryside and important landscape setting to the settlement are considered to have a significant negative effect. The site is within land indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial.

5.476 The Council's Green Belt review recommended the site could be considered for release under Exceptional Circumstances. Landscape and heritage assessments are required.

5.477 The site was not proposed for inclusion in the July 2017 version preferred option Local Plan.

BD104 (Land between Meadows Way and Tunstall Road)

5.478 The site should deliver a quantum of housing, circa 10 dwellings which is likely to have a significant positive effect, as could the location of the site with regard to its proximity to services and facilities and areas of existing employment as well as the positive effect on the landscape. The site is located within the settlement boundary and has good accessibility to health care services and facilities. However, its proximity to heritage assets would have a negative effect.

5.479 This is an elevated site in a prominent location immediately adjacent to a roundabout and between the bypass and Tunstall Road. Mainly grass with some trees. The site is within 400m of seven grade II listed assets. Ecological and heritage impact assessments are required.

5.480 The site was proposed for inclusion in the July 2017 preferred option Local Plan as part of the Wharf Road site (Broad Area 4).

Cheadle

Cheadle - sites within the current development boundary

CH002A

5.481 The proposed delivery of circa 26 dwellings is considered to have a significant positive effect, as could the site's proximity to health care services and facilities and areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is partly within flood zone 2 and 3 which is likely to have a significant negative effect, as could the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial and the site's proximity to designated assets.

5.482 The site comprises a small field on the eastern edge of the settlement that (in combination with CH002b to the east) forms a gap in development. The site is likely to be affected to some degree by flood risk; allocation will require the support of the Sequential Test and a level 2 SFRA. Cecilly Brook holds a strong isolated population of water voles, as a protected species their habitat must be maintained. There are no designated heritage assets within the 400m buffer.

5.483 The site was taken forward as a preferred option for consultation in April 2016.

5.484 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some potential to support protected species and further surveys are also recommended for the scattered trees. The site habitats are considered to be of nature conservation value at district level. Further surveys are recommended to confirm the presence or absence of reptiles in the in the south-west area of the site due to the presence of scattered scrub and good connectivity with Cecilly Brook.

5.485 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The site boundary requires amendment to exclude land within the floodplain. The creation of a buffer zone between the site and Cecily Brook Local Nature Reserve should be considered. There is opportunity to contribute to the Green Infrastructure Network.

5.486 Master-planning will be required in order to manage impact on the Local Nature Reserve and to ensure impacts on biodiversity are minimised (and net gains in biodiversity provided where possible. A masterplan should also demonstrate how a development scheme could contribute to the priorities and actions proposed for the Cecilly Brook strategic GI corridor (as set out in the Green Infrastructure Strategy), including by establishing coherent ecological networks that are more resilient to current and future pressures, as well as enabling water quality improvements in line with the Water Framework Directive objectives. The potential to accommodate SuDS should be considered to both manage any residual flood risk and help deliver the water quality improvements.

5.487 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

CH002B

5.488 The proposed delivery of circa 42 dwellings is considered to have a significant positive effect, as could the site's proximity to services and facilities and areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site's proximity to a designated asset and the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial is likely to have a significant negative effect.

5.489 The site comprises a small field containing Moor Lane Farm on the eastern edge of the settlement that (in combination with CH002a to the west) forms a gap in development. There are no designated heritage assets within the 400m buffer. This site was taken forward as a preferred option for consultation in April 2016.

5.490 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site generally has low biodiversity but its good connectivity to a stream and surrounding habitats deem the site to be of district importance for its potential to support protected species. The site habitats are considered to be of district importance. Further surveys are recommended to confirm the presence of reptiles and assess the importance of the species-rich hedgerows.

5.491 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. There is opportunity to contribute to the Green Infrastructure Network.

5.492 Master-planning will be required in order to manage impact on the Local Nature Reserves and to ensure impacts on biodiversity are minimised (and net gains in biodiversity provided where possible. A masterplan should also demonstrate how a development scheme could contribute to the priorities and actions proposed for the Cecilly Brook strategic GI corridor (as set out in the Green Infrastructure Strategy), including by establishing coherent ecological networks that are more resilient to current and future pressures, as well as enabling water quality improvements in line with the Water Framework Directive objectives. The potential to accommodate SuDS should be considered to help deliver the water quality improvements.

5.493 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

CH003

5.494 The proposed delivery of circa 55 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is partly within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's ecological value.

5.495 The site has been granted outline planning permission for up to 43 dwellings SMD/2014/0655.

CH004

5.496 The proposed delivery of circa 45 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect as could the accessibility to services, facilities and areas of existing employment. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial is assessed as having a significant negative effect. The ecological value of the site is likely to have a negative effect.

5.497 A single field within the north of the settlement enclosed by residential development, north of the play area on Thorpe Rise. There are no designated heritage assets within the 400m buffer. This site was taken forward as a preferred option for consultation in April 2016.

5.498 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site generally has low ecological value in its potential to support protected species. Most of the site habitats are considered to be of nature conservation value at local level only. However the species-rich hedgerow was assessed as being potentially meeting BAS / SBI status.

5.499 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity.

5.500 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

CH006

5.501 The proposed delivery of circa 45 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect as could the accessibility to services and facilities. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within a flood zone and proximity to a designated asset.

5.502 The site is likely to be affected to some degree by flood risk. Cecilly Brook holds a strong, isolated population of water voles, as a protected species their habitat must be maintained. The site includes a farmhouse that is a possible non-designated heritage asset.

5.503 Full planning permission has been granted for 36 dwellings SMD/2015/0050.

CH009

5.504 The site's accessibility to services, facilities and areas of existing employment is considered to have a significant positive effect. Similarly, the proposed delivery of circa 16 dwellings is likely to have a positive effect. However, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial) is assessed as having a significant negative effect, as could the site's proximity to designated assets. The site's proximity to historic assets is also likely to have a negative effect.

5.505 The site is located to the east of Churchill Road within the north of the settlement, and comprises Orchard Farm and adjacent land. The public footpath crossing the site (Public Right of Way Cheadle 38) will need to be retained. There is opportunity to contribute to the Green Infrastructure Network. This site was taken forward as a preferred option for consultation in April 2016.

5.506 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has potential to support protected species. Further surveys are recommended to assess the importance of the species-rich hedgerows and the potential for bat roosts.

5.507 There are three Grade II Listed Buildings and one Conservation Area within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which considered that due to the intervening buildings as well as vegetation between the assets and the site, development would be highly unlikely to adversely affect the settings of the heritage assets.

5.508 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity.

5.509 Master-planning will be required in order to manage impact on the Local Nature Reserve and to ensure impacts on biodiversity are minimised (and net gains in biodiversity provided where possible. A masterplan should also demonstrate how a development scheme could contribute to the priorities and actions proposed for the Cecilly Brook strategic GI corridor (as set out in the Green Infrastructure Strategy), including by establishing coherent ecological networks that are more resilient to current and future pressures, as well as enabling water quality improvements in line with the Water Framework Directive objectives. The potential to accommodate SuDS should be considered to help deliver the water quality improvements.

5.510 The site was not proposed for inclusion in the July 2017 version preferred option Local Plan.

CH013

5.511 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where 20 - 60% of the land is likely to be BMV is assessed as having a negative effect, as could the ecological value of the site and its proximity to historic assets.

5.512 An outline planning application has a resolution for approval, subject to S106 agreement (SMD/2015/0438). This site was taken forward as a preferred option for consultation in April 2016.

5.513 The site was proposed to be carried forward into the July 2017 preferred option Local Plan with outline planning permission pending.

CH015

5.514 The proposed delivery of circa 32 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the development of brownfield land indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial. However, the ecological value of the site and its proximity to a LNR, candidate AQMA and historic assets is likely to have a negative effect.

5.515 Previously developed land within the centre of the settlement, east of Leek Road. This site was taken forward as a preferred option for consultation in April 2016.

5.516 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has potential for protected species. Further surveys are recommended to confirm the presence of roosting bats in the buildings and trees; a tree survey is also required.

5.517 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity.

5.518 There are 22 Grade II Listed Buildings and one Conservation Area within the 400m buffer. The site consists of previously developed land including a depot, and is adjacent to the Conservation Area and opposite two Grade II Listed Buildings. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that the present site does not contribute to the setting of the heritage assets and appropriate development could enhance the frontage with sensitive design.

5.519 The site is located within Ground Water Source Protection Zone 2 and partially within Ground Water Source Protection Zone 1. Due to the nature of the previous use of the site there is a risk of contamination that will need to be addressed.

5.520 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

CH020

5.521 The proposed delivery of circa 42 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could its location away from historic assets. However, the site is partly within a flood zone which is likely to have a significant negative effect. The ecological value of the site is also likely to have a negative effect. The site is indicated on the predictive map of Best and Most Versatile agricultural land as within an area where 20 - 60% of the land is likely to be BMV.

5.522 Previously developed land (including a residential property) and rough grassland within the west of Cheadle, north of the A521 and the Brookhouses industrial estate. There are no designated heritage assets within the 400m buffer.

5.523 The site is likely to be affected to some degree by flood risk; allocation will require the support of the Sequential Test and a level 2 SFRA. This site was taken forward as a preferred option for consultation in April 2016 with a revised site boundary to exclude land within the floodplain.

5.524 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that most of the site habitats are common throughout the region and not considered eligible for BAS / SBI status. However the ruderal vegetation could be eligible for BAS status subject to further work. Surveys are recommended to confirm the presence of roosting bats, reptiles and to assess the scattered trees.

5.525 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. Due to the nature of the previous use of the site there is a risk of contamination that will need to be addressed.

5.526 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

CH024

5.527 The proposed delivery of circa 45 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as urban / industrial) and its partial location within a flood zone are assessed as having a significant negative effect. The ecological value of the site, its location near to a LNR, and its proximity to heritage assets are also assessed as negative effects.

5.528 Site comprises a field within the north of the settlement, east of Orchard Farm, south-east of the recreation ground and west of Cecily Brook. The public footpath crossing the site (Public Right of Way Cheadle 38) will need to be retained. The site is likely to be affected to some degree by flood risk; allocation will require the support of the Sequential Test and a level 2 SFRA. Cecilly Brook holds a strong, isolated population of water voles, as a protected species their habitat must be maintained.

5.529 This site was taken forward as a preferred option for consultation in April 2016 with a revised site boundary to exclude land within the floodplain.

5.530 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that most of the site habitats are common throughout the region and not considered eligible for BAS / SBI status. However the ruderal vegetation is considered eligible for BAS status and further surveys are recommended to confirm the presence of reptiles. The site has potential for protected species to be present mainly due to the close proximity of the mosaic of stream habitats and good connectivity to Cecily Brook Local Nature Reserve and the wider countryside. Contribution to the emerging strategic Green Infrastructure network should be considered.

5.531 There are three Grade II Listed Buildings and one Conservation Area within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that due to the buildings as well as vegetation between the assets and the site, it is considered that development would be highly unlikely to adversely affect the settings of the heritage assets.

5.532 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity.

5.533 Master-planning will be required in order to manage impact on the Local Nature Reserves and to ensure impacts on biodiversity are minimised (and net gains in biodiversity provided where possible. A masterplan should also demonstrate how a development scheme could contribute to the priorities and actions proposed for the Cecilly Brook strategic GI corridor (as set out in the Green Infrastructure Strategy), including by establishing coherent ecological networks that are more resilient to current and future pressures, as well as enabling water quality improvements in line with the Water Framework Directive objectives. The potential to accommodate SuDS should be considered to help manage any residual flood risk and to deliver water quality improvements.

5.534 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

Urban Extension: Core Strategy Broad Area 1 - CH001

5.535 The proposed delivery of circa 240 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. Similarly, the site's location away from historic assets is likely to have a positive effect. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as partly within an area where 20 - 60% of the land is likely to be BMV is assessed as having a significant negative effect.

5.536 This is a large site located to the north of the settlement, east of Froghall Road. The site is enclosed by existing development to the north, west and south, and is open to the east. Therefore the site forms a large gap in existing development within Cheadle. The area has been identified as an appropriate area for housing in the adopted Core Strategy (Area 1). A small section to the east of the site is located in Flood Zone 3 and the site is likely to be affected to some degree by flood risk. Cecilly Brook holds a strong, isolated population of water voles, as a protected species their habitat must be maintained. The road frontage to the site affects the setting of Woodhead Yard, which is a non-designated heritage asset. A former mid-19th century historic tramline crosses the site. Landscape and heritage impact assessments are required.

5.537 This site was taken forward as a preferred option for consultation in April 2016 with a revised site boundary to exclude land within the floodplain.

5.538 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site generally has some ecological value in its potential to support protected species. The scattered trees are considered to be of nature conservation value at district level.

5.539 There are no designated heritage assets within the 400m buffer. However the site has a mining legacy and the presence of disused mine shafts need to be addressed.

5.540 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that the western extent of the site is enclosed with low visual prominence and that visual prominence increases to the east as the site becomes more open and slopes down

to Cecily Brook. Site-specific landscape mitigation measures could include setting development back from the lower ground in the eastern corner of the site and advanced planting on the eastern boundary.

5.541 The tramway route should be used to help inform a master-planning process which should also include landscape mitigation measures and respond to the presence of disused mine shafts. A master-plan should also demonstrate how the site's relationship with the Local Nature Reserves have been addressed to ensure impacts on biodiversity are minimised (and net gains in biodiversity provided where possible). A masterplan should also demonstrate how a development scheme could contribute to the priorities and actions proposed for the Cecilly Brook strategic GI corridor (as set out in the Green Infrastructure Strategy), including by establishing coherent ecological networks that are more resilient to current and future pressures, as well as enabling water quality improvements in line with the Water Framework Directive objectives. The potential to accommodate SuDS should be considered to help manage any residual flood risk and to deliver water quality improvements.

5.542 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

Other uses

Core Strategy Broad Area EM1 (CH127)

5.543 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities and its location away from historic assets is likely to have a positive effect. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where over 60% of the land is likely to be BMV and its partial location within a flood zone are likely to have a negative effect as could the ecological value of the site.

5.544 The site comprises a large field south of existing industrial development, which slopes down from New Haden Road to a stream on the northern site boundary. The area has been identified as an appropriate area for employment in the adopted Core Strategy (Area EM1). A small area to the east of the site adjacent to the Brook is located in Flood Zone 2, the site is likely to be affected to some degree by flood risk. There are no designated heritage assets within the 400m buffer.

5.545 This site was taken forward as a preferred option for consultation in April 2016 with a revised boundary to exclude areas of floodplain.

5.546 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that most of the site habitats are common throughout the region and not considered eligible for BAS / SBI status. However the two scattered trees present could support roosting bats and be eligible for BAS status subject to further survey.

5.547 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that the site is open, however the land continues to rise to the south, screening longer distance views from this direction. Tree planting and vegetation on the site boundaries and within adjacent land reduces visual prominence. Views of the site from the north would be

seen in the context of the adjacent industrial development. Site-specific landscape mitigation measures could include additional advanced planting on the site boundaries and limiting building heights.

5.548 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

Core Strategy Broad Area EM2 - CH019

5.549 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the low ecological value of the site, the development of brownfield land (although indicated on the predictive map of Best and Most Versatile agricultural land as partly within an area where less than 20%, and partly within an area where greater than 60% of the land is likely to be BMV) and its location away from historic assets is likely to have a positive effect.

5.550 Previously developed site (comprising a recycling yard on disused opencast workings) on the western edge of Cheadle, behind Hillside Industrial Park off Draycott Cross Road. The area has been identified as an appropriate area for employment in the adopted Core Strategy (Area EM2). There are no designated heritage assets within the 400m buffer.

5.551 This site was taken forward as a preferred option for consultation in April 2016.

5.552 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site generally has low ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. Further surveys are recommended to confirm the presence or absence of Great Crested Newts in the pond present within 250m of the site.

5.553 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site is located at the bottom of a valley, with land rising to the south and north, and is enclosed by thick tree belts and hedgerows. The site was considered to have low visual prominence.

5.554 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

CH143

5.555 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, its location away from historic assets is likely to have a positive effect as could its accessibility to services and facilities. However, the development of greenfield, grade 4 ALC land is likely to have a negative effect as could the ecological value of the site.

5.556 Outline planning permission has been granted for this site, SMD/2014/0655.

Cheadle - Sites outside the current development boundary

CH073A

5.557 The proposed delivery of circa 90 dwellings is considered to have a significant positive effect, as could the accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The ecological value of the site and its location near to a LNR and historic assets is likely to have a negative effect.

5.558 The site forms part of the setting of Hales Hall (Grade II* listed) and its medieval fish pond. Landscape and heritage impact assessments are required; along with an assessment of potential impacts on Hales Hall Pool Local Nature Reserve and the District's Green Infrastructure network.

5.559 This site was not taken forward as a preferred option for consultation in April 2016.

CH073B

5.560 The proposed delivery of circa 114 dwellings is considered to have a significant positive effect, as could the accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's proximity to designated assets.

5.561 Landscape impact assessment is required; along with an assessment of potential impacts on Cecilly Brook LNR and the District's Green Infrastructure network.

5.562 This site was not taken forward as a preferred option for consultation in April 2016.

CH073C

5.563 The proposed delivery of circa 90 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land and proximity to designated assets is assessed as having a significant negative effect. The site's inaccessibility to areas of existing employment is likely to have a negative effect.

5.564 Landscape impact assessment is required; along with an assessment of potential impacts on Hales Hall Pool LNR and the District's Green Infrastructure network.

5.565 This site was not taken forward as a preferred option for consultation in April 2016.

CH073D

5.566 The proposed delivery of circa 77 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's location near to a LNR is likely to have a negative effect.

5.567 The site is adjacent to ancient woodland. Landscape impact assessment is required; along with an assessment of potential impacts on Cecilly Brook LNR and the District's Green Infrastructure network.

5.568 This site was not taken forward as a preferred option for consultation in April 2016.

CH073E

5.569 The proposed delivery of circa 140 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the remote nature of this site within the open countryside. The site's inaccessibility to areas of existing employment and proximity to designated assets is likely to have a negative effect.

5.570 The site is adjacent to ancient woodland. Landscape impact assessment is required; along with an assessment of potential impacts on Hales Hall Pool and Cecilly Brook LNRs, as well as the District's Green Infrastructure network.

5.571 This site was not taken forward as a preferred option for consultation in April 2016.

CH075A

5.572 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's location near to a Local Nature Reserve.

5.573 The site lies within the area considered to form an important landscape setting to the settlement. Landscape impact assessment is required; along with an assessment of potential impacts on Cecilly Brook LNR.

5.574 This site was not taken forward as a preferred option for consultation in April 2016.

CH075B

5.575 The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's proximity to designated assets. The site's inaccessibility to areas of existing employment is likely to have a negative effect.

5.576 The site lies within the area considered to form an important landscape setting to the settlement. Landscape impact assessment is required; along with an assessment of potential impacts on Cecilly Brook LNR.

5.577 This site was not taken forward as a preferred option for consultation in April 2016.

CH075C

5.578 The proposed delivery of circa 125 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land and the site's proximity to designated assets is assessed as having a significant negative effect. The site's inaccessibility to areas of existing employment is likely to have a negative effect.

5.579 The site lies within the area considered to form an important landscape setting to the settlement. Landscape impact assessment is required; along with an assessment of potential impacts on Cecilly Brook LNR as well as the District's Green Infrastructure network.

5.580 This site was not taken forward as a preferred option for consultation in April 2016.

CH075D

5.581 The proposed delivery of circa 45 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land and proximity to designated assets is assessed as having significant negative effects.

5.582 The site lies within the area considered to form an important landscape setting to the settlement. Landscape impact assessment is required; along with an assessment of potential impacts on Cecilly Brook LNR as well as the District's Green Infrastructure network.

5.583 This site was not taken forward as a preferred option for consultation in April 2016.

CH076A

5.584 The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. The site's location near to designated and historic assets and the inaccessibility of areas of existing employment is likely to have a negative effect.

5.585 Part of the site is located within a flood zone 3 area and may be subject to risk from flooding. The site lies within the area considered to form an important landscape setting to the settlement and is within 75m of Mill House (grade II* listed). Landscape and heritage impact assessments are required; along with an assessment of potential impacts on Cecilly Brook LNR as well as the District's Green Infrastructure network.

5.586 This site was not taken forward as a preferred option for consultation in April 2016.

CH076B

5.587 The proposed delivery of circa 110 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. The site's location near to a Local Nature Reserve and historic assets is likely to have a negative effect, as could the inaccessibility of areas of existing employment.

5.588 Part of the site is located within a flood zone 3 area and may be subject to risk from flooding. The site lies within the area considered to form an important landscape setting to the settlement and is within 400m of Mill House (grade II* listed). Landscape and heritage impact assessments are required; along with an assessment of potential impacts on Cecilly Brook LNR as well as the District's Green Infrastructure network.

5.589 This site was not taken forward as a preferred option for consultation in April 2016.

CH077A

5.590 The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3 and proximity to historic assets. Additionally, the site has ecological value and may have potential for classification as as a Site of Biological Importance which has a significant negative effect. The inaccessibility of areas of existing employment is likely to have a negative effect.

5.591 Part of the site is located within a flood zone 3 area and may be subject to risk from flooding. The site lies within the area considered to form an important landscape setting to the settlement and is adjacent to Mill House (grade II* listed). Landscape, ecology and heritage impact assessments are required; along with an assessment of potential impacts on Cecilly Brook LNR as well as the District's Green Infrastructure network.

5.592 This site was not taken forward as a preferred option for consultation in April 2016.

CH077B

5.593 The proposed delivery of circa 105 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. Additionally, the site has ecological value and may have potential for classification as a Site of Biological Importance which has a significant negative effect. The site's location near to historic assets is likely to have a negative effect, as could the inaccessibility of areas of existing employment.

5.594 Part of the site is located within a flood zone 3 area and may be subject to risk from flooding. The site lies within the area considered to form an important landscape setting to the settlement and forms part of the rural setting of Mill House (grade II* listed). Landscape, ecology and heritage impact assessments are required; along with an assessment of potential impacts on Cecilly Brook LNR as well as the District's Green Infrastructure network.

5.595 This site was not taken forward as a preferred option for consultation in April 2016.

CH080

5.596 The proposed delivery of circa 80 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities and areas of existing employment is likely to have a positive effect. However, the development

of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. The site's location near to a Local Nature Reserve and historic assets is likely to have a negative effect.

5.597 Part of the site is located within a flood zone 3 area and may be subject to risk from flooding. The site is within 400m of Hales Hall (grade II listed). Landscape and heritage impact assessments are required; along with an assessment of potential impacts on Hales Hall Pool LNR as well as the District's Green Infrastructure network.

5.598 This site was not taken forward as a preferred option for consultation in April 2016.

CH081

5.599 The proposed delivery of circa 110 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to health care services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. The site's location near to a Local Nature Reserve and historic assets and its ecological value is likely to have a negative effect.

5.600 Part of the site is located within a flood zone 3 area and may be subject to risk from flooding. Cecilly Brook holds a strong, isolated population of water voles, their habitat must be maintained. The site is also within 200m of Hales Hall Pool LNR and 400m of Hales Hall (grade II listed). Landscape and heritage impact assessments are required; along with an assessment of potential impacts on the Nature Reserves as well as the District's Green Infrastructure network.

5.601 This site was not taken forward as a preferred option for consultation in April 2016.

CH085A

5.602 The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as predominantly within an area where 20 - 60% of the land is likely to be BMV is assessed as having a significant negative effect as could part of the site's location within flood zone 2. The site's ecological value is likely to have a negative effect.

5.603 Site comprises fields on the south-western edge of the settlement, sloping down from the settlement edge. There are no designated heritage assets within the 400m buffer. The western edge of the site is within an area of flood zone and the site is likely to be affected to some degree by flood risk. Support of the sequential test and a Level 2 SFRA are needed. A landscape impact assessment is also required.

5.604 This site was taken forward as a preferred option for consultation in April 2016 with an amended site boundary to exclude areas of flood risk.

5.605 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that most of the site habitats are common throughout the region and not considered eligible for BAS / SBI status. However the two scattered trees present could support roosting bats and be eligible for BAS status subject to further survey.

5.606 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that while the site is open, long distance views are screened by the railway embankment located to the north and west of the site. Site-specific landscape mitigation measures could include limiting building heights and planting in the south west of the site.

5.607 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

CH085B

5.608 The proposed delivery of circa 80 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as predominantly within an area where 20 - 60% of the land is likely to be BMV is assessed as having a significant negative effect as could part of the site's location within flood zone 2 and 3.

5.609 Site comprises a field on the south-western edge of the settlement, sloping down from the settlement edge. There are no designated heritage assets within the 400m buffer. The western edge of the site is within an area of flood zone and the site is likely to be affected to some degree by flood risk. Support of the sequential test and a Level 2 SFRA are needed. A landscape impact assessment is also required.

5.610 This site was taken forward as a preferred option for consultation in April 2016 with an amended site boundary to exclude areas of flood risk.

5.611 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that most of the site habitats are common throughout the region and not considered eligible for BAS / SBI status. However the species-rich hedgerow has potential for BAS / SBI status subject to further survey.

5.612 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that while the site is open, long distance views are screened by the railway embankment located to the north and west of the site. Site-specific landscape mitigation measures could include limiting building heights and planting in the west of the site.

5.613 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

CH085C

5.614 The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile

agricultural land as predominantly within an area where 20 - 60% of the land is likely to be BMV (but partly within an area where over 60% of the land is likely to be BMV) is assessed as having a significant negative effect.

5.615 Site comprises fields to the south-west of the settlement, sloping down from the settlement edge. A landscape impact assessment is required.

5.616 This site was taken forward as a preferred option for consultation in April 2016.

5.617 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that most of the site habitats are common throughout the region and not considered eligible for BAS / SBI status. However the species-rich hedgerow has potential for BAS / SBI status subject to further survey.

5.618 There is one Grade II Listed Building within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) considered that as a farm, the wider agricultural setting is considered to contribute to the overall significance of the asset. The study found that the site is part of the wider setting of the asset and therefore development would be likely to cause adverse effects. Potential mitigation measures include screening of the southern edge of the site.

5.619 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that while the site is open, long distance views are screened by the railway embankment located to the north and west of the site. Only the north-eastern corner of the site is adjacent to the settlement edge and is otherwise separated by adjacent sites (CH085d). Site-specific landscape mitigation measures could include phased development (ensuring the site is developed following the development of adjoining sites), limiting building heights and planting in the west of the site.

5.620 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

CH085D

5.621 The proposed delivery of circa 115 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as predominantly within an area where 20 - 60% of the land is likely to be BMV is assessed as having a significant negative effect. The site's ecological value and proximity to historic assets are also likely to have a negative effect.

5.622 Site comprises generally flat fields on the south-western edge of the settlement, enclosed by residential development to the east and north. Landscape and heritage impact assessments are required.

5.623 A small part of CH093 was incorporated within CH085d at the Preferred Options stage. The whole of CH093 was considered as part of the Council's Green Belt Review. The study recommended considering the site for release from the Green Belt if exceptional circumstances can be demonstrated. The site was taken forward as a preferred option for consultation in April 2016.

5.624 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that most of the site habitats are common throughout the region and not considered eligible for BAS / SBI status. However the species-rich hedgerow has potential for BAS / SBI status, one oak tree has bat roost potential and the scattered trees also need to be assessed. Further surveys are required.

5.625 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that while the site is open to the west, long distance views are screened by the railway embankment located further to the west of the site and considered that the site fits well within the existing settlement pattern.

5.626 There are two Grade II Listed Buildings within the 400m buffer; of which the site is part of the wider agricultural setting of a farm to the south. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that as a farm, the agricultural setting is considered to contribute to the overall significance of the asset. As such, development was considered likely to cause adverse effects to its setting by altering some of that agricultural landscape. Mitigation measures may include master-planning and screening of the southern edge of the site.

5.627 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

CH093

5.628 The proposed delivery of circa 165 dwellings is considered to have a significant positive effect. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as predominantly within an area where 20 - 60% of the land is likely to be BMV is assessed as having a significant negative effect as could the site's partial location within flood zone 2. The site's proximity to historic assets is likely to have a negative effect, as could the inaccessibility of areas of existing employment.

5.629 The site is likely to be affected to some degree by flood risk; support of the sequential test and a level 2 SFRA is required. Landscape and heritage impacts assessments should also be undertaken. The Council's Green Belt review has concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.630 The north east section of the site has been incorporated within site CH085d and this part of the site only has been taken forward as a preferred option for consultation in April 2016 and is proposed to be carried forward into the July 2017 preferred option Local Plan.

CH121

5.631 The proposed delivery of circa 38 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's ecological value and proximity to a Local Nature Reserve is likely to have a negative effect.

5.632 Public Right of Way (Cheadle 4) runs along the access to the Cottage and should be retained. The site lies within the area considered to form an important landscape setting to the settlement. Landscape impact assessment is required; along with an assessment of potential impacts on Cecilly Brook LNR as well as the District's Green Infrastructure network.

5.633 This site was not taken forward as a preferred option for consultation in April 2016.

CH122

5.634 The proposed delivery of circa 22 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's ecological value and proximity to a Local Nature Reserve is likely to have a negative effect.

5.635 Landscape impact assessment is required; along with an assessment of potential impacts on Cecilly Brook LNR as well as the District's Green Infrastructure network.

5.636 This site was not taken forward as a preferred option for consultation in April 2016.

CH128

5.637 The proposed delivery of circa 28 dwellings and accessibility to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where 20 - 60% of the land is likely to be BMV is assessed as having a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.

5.638 The site is overgrown land with no public access on the southern edge of Cheadle, west of the A522. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. Landscape and heritage impact assessments are required.

5.639 This site was taken forward as a preferred option for consultation in April 2016.

5.640 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that most of the site habitats are common throughout the region and not considered eligible for BAS / SBI status. No protected species were identified on site and the site is considered to have low ecological value.

5.641 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site is enclosed by development to the north and south which provides screening, reducing visual prominence.

5.642 There are two Grade II Listed Buildings within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that the assets are well screened by vegetation and considered that due to the topography and existing vegetation, development would be unlikely to cause high adverse effects to their settings. Mitigation measures could include screening of the eastern and southern edges.

5.643 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

CH129

5.644 The proposed delivery of circa 120 dwellings is considered to have a significant positive effect, as could the accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities and distance away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's proximity to Local Nature Reserves and ecological value is likely to have a negative effect.

5.645 Landscape impact assessment is required. In addition, the site is within 100m of Hales Hall Pool LNR and within 300m of Cecilly Brook LNR. Assessments are required of potential impacts on these Nature Reserves and the District's Green Infrastructure network.

5.646 This site was not taken forward as a preferred option for consultation in April 2016.

CH132

5.647 The proposed delivery of circa 130 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and distance away from historic assets is likely to have a positive effect. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as predominantly within an area where 20 - 60% of the land is likely to be BMV is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3. The site's proximity to two Local Nature Reserves and ecological value is also likely to have a negative effect.

5.648 Site comprises a large field on the northern edge of Cheadle, which slopes down from the settlement edge to Cecily Brook. Broad Hayes Park (mobile home park) is adjacent to the north-west site boundary. Part of the site is located within a flood zone 3 area and thus is likely to be subject to risk from flooding. Cecilly Brook holds a strong, isolated population of water voles whose habitat must be maintained. The site is within 500m of Cecilly Brook and Hales Hall Pool LNRs. Assessments are required of potential impacts on these Nature Reserves and the District's Green Infrastructure network.

5.649 This site was taken forward as a preferred option for consultation in April 2016 with a revised boundary to exclude areas of flood risk.

5.650 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that while the site is open and visually prominent (particularly when viewed from the opposite side of the valley) the existing settlement edge is urbanised. Site-specific landscape mitigation measures could include limiting building heights, limiting development to the higher ground, and advanced planting on the southern boundary.

5.651 There is one Grade II Listed Building within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that as a farm, the wider agricultural setting is considered to contribute to the overall significance of the asset. The site is not within the immediate setting of the asset and the study considered that development would likely be viewed as part of the existing residential to the west although development may cause adverse effects to its wider setting. Mitigation measures may include screening of the north eastern boundary.

5.652 The findings of the Landscape, Local Green Space and Heritage Impact Study should be used to help inform a master-planning process which should also demonstrate how the site's relationship with the Local Nature Reserves has been managed to ensure impacts on biodiversity are minimised (and net gains in biodiversity provided where possible). A masterplan should also demonstrate how a development scheme could contribute to the priorities and actions proposed for the Cecilly Brook strategic GI corridor (as set out in the Green Infrastructure Strategy), including by establishing coherent ecological networks that are more resilient to current and future pressures, as well as enabling water quality improvements in line with the Water Framework Directive objectives. The potential to accommodate SuDS should be considered to help manage any residual flood risk and to deliver water quality improvements.

5.653 The site was proposed for inclusion in the July 2017 preferred option Local Plan in conjunction with CH001 and includes land for a new Primary School.

CH134A

5.654 The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land and the remote nature of the site is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.

5.655 The site may be subject to risk from flooding. The Council's Green Belt review concluded that the site makes a significant contribution to the purposes of the Green Belt and should not be considered for release. A landscape impact assessment is required.

5.656 This site was not taken forward as a preferred option for consultation in April 2016.

CH134B

5.657 The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land and the remote nature of the site is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.

5.658 The site may be subject to risk from flooding. The Council's Green Belt review concluded that the site makes a significant contribution to the purposes of the Green Belt and should not be considered for release. A landscape impact assessment is required.

5.659 This site was not taken forward as a preferred option for consultation in April 2016.

CH135A

5.660 The proposed delivery of circa 160 dwellings is considered to have a significant positive effect, as its proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.

5.661 The site may be subject to risk from flooding. The Council's Green Belt review concluded that the site makes a significant contribution to the purposes of the Green Belt and should not be considered for release. A landscape impact assessment is required.

5.662 This site was not taken forward as a preferred option for consultation in April 2016.

CH135B

5.663 The proposed delivery of circa 110 dwellings is considered to have a significant positive effect, as its proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.

5.664 The Council's Green Belt review concluded that the site makes a significant contribution to the purposes of the Green Belt and should not be considered for release. A landscape impact assessment is required.

5.665 This site was not taken forward as a preferred option for consultation in April 2016.

CH135C

5.666 The proposed delivery of circa 130 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.

5.667 The site may be subject to risk from flooding. The Council's Green Belt review concluded that the site makes a significant contribution to the purposes of the Green Belt and should not be considered for release. A landscape impact assessment is required.

5.668 This site was not taken forward as a preferred option for consultation in April 2016.

CH165

5.669 The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.

5.670 The Council's Green Belt review concluded that the site makes a significant contribution to the purposes of the Green Belt and should not be considered for release. The site lies within the area considered to form an important landscape setting to the settlement. A landscape impact assessment is required.

5.671 This site was not taken forward as a preferred option for consultation in April 2016.

Employment sites

CH094

5.672 The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the site's ecological value is likely to have a negative effect.

5.673 The Council's Green Belt review concluded that the site makes a contribution to the purposes of the Green Belt and should not be considered for release.

5.674 This site was not taken forward as a preferred option for consultation in April 2016.

CH136

5.675 The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the site's ecological value is likely to have a negative effect.

5.676 The Council's Green Belt review concluded that the site could be considered for release from the Green Belt whilst retaining a Green Belt designation washed over the land.

5.677 This site was not taken forward as a preferred option for consultation in April 2016.

Additional sites

ADD05 (CH084)

5.678 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect, as could the site's partial location within a flood zone. The site's proximity to designated assets and the development of greenfield, grade 4 ALC land are assessed as having negative effects.

5.679 The site is at risk from flooding although It is understood that development is proposed on the north western section of the site to avoid areas outside flood zone 1. The site is adjacent to The Eaves and Mobberley Farm (both Grade II listed). Landscape and heritage impact assessments are required.

5.680 This site was not taken forward as a preferred option for consultation in April 2016.

Larger Villages

Alton

Sites (5+ dwellings) within the current development boundary

AL024 (only small part within development boundary)

5.681 The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.

5.682 Landscape and heritage impact assessments are required.

5.683 This site was not taken forward as a preferred option for consultation in April 2016.

Sites (5+ dwellings) outside the current development boundary

AL012

5.684 The proposed delivery of circa 18 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect. The site is indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial.

5.685 The site is located on the southern edge of the village, comprising an individual property (and surrounding gardens) located on the B5032, and the adjacent field to the south. Outline planning permission for 13 dwellings is pending: SMD/2014/0824.

5.686 This site was taken forward as a preferred option for consultation in April 2016.

5.687 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that an existing strong, vegetated settlement edge is defined by a thick hedgerow on the southern boundary of the field to the south of the site. The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has medium ecological value in its potential to support protected species. The site habitats are considered to be of nature conservation value at local and site level. However, more information is required regarding the species rich hedgerow and the potential for bat roosts in the building and trees.

5.688 There are five Grade II Listed Buildings and one Conservation Area within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that the site was well screened with vegetation on the east, west and southern sides. The study considered that to the north, there was no inter-visibility between the site and the Conservation Area due to the intervening buildings and that development would be unlikely to cause adverse effects to their settings.

5.689 The site was proposed to be carried forward into the July 2017 preferred option Local Plan with planning permission pending.

AL019

5.690 The proposed delivery of circa 43 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to services and facilities, albeit limited, is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and a SSSI.

5.691 The site is within 600m of Saltersford Lane Meadows SSSI (which encompasses two species rich hay meadows) and within 400m of one scheduled monument, one grade II* listed asset and twenty nine grade II listed assets. Landscape, ecology and heritage impact assessments are required.

5.692 This site was not taken forward as a preferred option for consultation in April 2016.

AL022

5.693 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to services and facilities, albeit limited, is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could the proximity of the site to a SSSI. The site's proximity to historic assets is likely to have a negative effect.

5.694 The site is within 500m of Saltersford Lane Meadows SSSI (which encompasses two species rich hay meadows) and within 400m of one scheduled monument and twenty four grade II listed assets. Landscape, ecology and heritage impact assessments are required.

5.695 This site was not taken forward as a preferred option for consultation in April 2016.

AL025

5.696 The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to health care services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

5.697 The site is within 1000m of Saltersford Lane Meadows SSSI (which encompasses two species rich hay meadows) and within 400m of one scheduled monument, one grade II* listed asset and twenty five grade II listed assets. One of the grade II listed assets - Turnditch Farmhouse is within 50m of the site. Landscape, ecology and heritage impact assessments are required.

5.698 This site was not taken forward as a preferred option for consultation in April 2016.

AL026

5.699 The proposed delivery of circa 43 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to health care services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment

which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and a SSSI.

5.700 The site is within 1000m of Saltersford Lane Meadows SSSI (which encompasses two species rich hay meadows) and within 400m of eight grade II listed assets. Landscape, ecology and heritage impact assessments are required.

5.701 This site was not taken forward as a preferred option for consultation in April 2016.

AL027

5.702 The proposed delivery of circa 45 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and a SSSI.

5.703 The site is within 500m of Saltersford Lane Meadows SSSI (which encompasses two species rich hay meadows) and within 400m of two scheduled monuments, one grade I listed asset, five grade II* listed assets and forty one grade II listed assets. Landscape, ecology and heritage impact assessments are required.

5.704 This site was not taken forward as a preferred option for consultation in April 2016.

Biddulph Moor

Sites (5+ dwellings) - within the current Green Belt

BM008

5.705 The proposed delivery of circa 18 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and low ecological value is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of mixed brownfield and greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.

5.706 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. The site lies within the area considered to form an important landscape setting to the settlement and is within 400m of one grade II listed asset. Landscape and heritage impact assessments are required.

5.707 This site was not taken forward as a preferred option for consultation in April 2016.

BM013

5.708 The proposed delivery of circa 65 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.

5.709 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. The site lies within the area considered to form an important landscape setting to the settlement and is within 400m of one grade II listed asset. Landscape and heritage impact assessments are required.

5.710 Part of the site adjacent to Parklands / Hot Lane (18 dwellings) was taken forward as a preferred option for consultation in April 2016.

5.711 The site is located on the north-eastern edge of Biddulph Moor, between Hot Lane and Rudyard Road. The site is L-shaped and comprises sections of fields. The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However more information is required regarding the potential for great crested newts and reptiles.

5.712 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of partly low and partly medium landscape sensitivity. The study found that visual prominence of the site increases to the east, as the distance from the settlement edge increases; the site is open to the north, and long distance views are available from this direction. Site-specific landscape mitigation measures could include phased development and additional advanced planting adjacent to Hot Lane.

5.713 There is one Grade II building within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that there was no inter-visibility between the site and asset due to the topography and intervening buildings.

5.714 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

BM014A

5.715 The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.

5.716 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. The site lies within the area considered to form an important landscape setting to the settlement. Landscape and heritage impact assessments are required.

5.717 Part of the site along New Street (6 dwellings) was taken forward as a preferred option for consultation in April 2016. The site comprises part of the private garden of a residential property (315 New Street) on the south-western edge of the settlement. The site is generally enclosed by development.

5.718 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the habitats on site are of nature conservation value at the site level only. These habitats are not listed as important habitats in the Staffordshire SBI guidelines

and therefore the site does not currently qualify for consideration as an SBI or as a BAS. Species recorded on site were common and widespread both at a county and national level and it is considered highly unlikely that the site supports notable protected species, although further survey for badger should be undertaken.

5.719 There are no designated heritage assets within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that the site in isolation does not relate to the settlement pattern. Site-specific landscape mitigation measures could include phased development (ensuring the site is developed in combination with BM014b) and that proposals are accompanied by an overall landscape mitigation plan to cover all sites.

5.720 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

BM014B

5.721 The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from historic assets and designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect.

5.722 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. The site lies within the area considered to form an important landscape setting to the settlement. Landscape and heritage impact assessments are required.

5.723 Part of the site along Chapel Lane (9 dwellings) was taken forward as a preferred option for consultation in April 2016. The site comprises two small fields divided by Bankhouse Farm on Chapel Street, on the south-western edge of the settlement. There are no designated heritage assets within the 400m buffer.

5.724 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has low potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However more information is required regarding the potential for bat roosts on the site.

5.725 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site is generally enclosed by development, and is within the settlement form.

5.726 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

BM021

5.727 The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development

of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect, as is its location near to historic assets.

5.728 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. The site lies within the area considered to form an important landscape setting to the settlement and is within 400m of one grade II listed asset. Landscape and heritage impact assessments are required.

5.729 This site was not taken forward as a preferred option for consultation in April 2016.

BM029

5.730 The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect, as is its location near to historic assets and the ecological value of the site.

5.731 The site comprises a small field on the north-eastern edge of the settlement, north of Rudyard Road. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if very special circumstances can be demonstrated. The site lies within the area considered to form an important landscape setting to the settlement and is within 400m of one grade II listed building. Landscape and heritage impact assessments are required.

5.732 The site was taken forward as a preferred option for consultation in April 2016.

5.733 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has low potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However more information is required regarding the scattered trees on site.

5.734 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) which notes that there was no inter-visibility between the site and listed asset due to the topography and intervening buildings.

5.735 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that the site is not visually prominent due to screening provided by vegetation on the field boundaries, and existing properties located to the east and west of the site however it the site is separated from the settlement edge to the west by 51 Rudyard Road and BM013. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with BM013) and a proposal is accompanied by an overall landscape mitigation plan to cover the sites.

5.736 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

BM030

5.737 The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets.

5.738 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. The site lies within the area considered to form an important landscape setting to the settlement and is within 400m of one grade II listed asset. Landscape and heritage impact assessments are required.

5.739 This site was not taken forward as a preferred option for consultation in April 2016.

BM031

5.740 The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets and the ecological value of the site.

5.741 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. The site lies within the area considered to form an important landscape setting to the settlement and is within 400m of one grade II listed asset. Landscape and heritage impact assessments are required.

5.742 This site was not taken forward as a preferred option for consultation in April 2016.

BM032

5.743 The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets.

5.744 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. The site lies within the area considered to form an important landscape setting to the settlement and is within 400m of one grade II listed asset. Landscape and heritage impact assessments are required.

5.745 This site was not taken forward as a preferred option for consultation in April 2016.

BM035

5.746 The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets.

5.747 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. The site lies within the area considered to form an important landscape setting to the settlement and is within 400m of one grade II listed asset. Landscape and heritage impact assessments are required.

5.748 This site was not taken forward as a preferred option for consultation in April 2016.

Blythe Bridge & Forsbrook

Sites (5+ dwellings) - within the current development boundary

BB021 - residential

5.749 The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, there is scope that the site could be designated SBI land which would have a significant negative effect, as would the partial flood zone 2 and 3 designation of the site. Similarly, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial is assessed as having a negative effect.

5.750 This site has also been appraised for potential employment use - see para XXX.

5.751 The site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. The Council's 2014 Ecology Study considers that the site could qualify as an SBI for its floral diversity.

5.752 This site was not taken forward as a preferred option for consultation in April 2016.

Sites (5+ dwellings) - outside the current development boundary

BB027/28

5.753 The proposed delivery of circa 27 dwellings is considered to have a significant positive effect, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the site is partially within flood zone 2 and 3 which is likely to have a significant negative effect. Similarly, the site is adjacent to Blythe Bridge Woods BAS which would have a negative effect, as would the development of greenfield, urban ALC land.

5.754 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. The site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA.

5.755 This site was not taken forward as a preferred option for consultation in April 2016.

BB040

5.756 The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site and the inaccessibility of areas of existing employment.

5.757 Previous land use may have caused contamination; remediation and mitigation measures may be required to protect the water environment and human health. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt. The site lies within the area considered to form an important landscape setting to the settlement.

5.758 This site was not taken forward as a preferred option for consultation in April 2016.

BB041 (ADD011)

5.759 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield land forming part of the landscape setting to the settlement (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect, as is the ecological value of the site and the inaccessibility of areas of existing employment.

5.760 Site comprises fields to the north of the settlement, sloping down from Caverswell Old Road towards the settlement edge (rear of properties on Caverswell Road). The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.761 This site was taken forward as a preferred option for consultation in April 2016.

5.762 Staffordshire Wildlife Trust has noted that two north-western fields within this site are considered to be good quality semi-improved grassland. The hedgerows are potentially diverse, with good structure and mature trees. There are two ponds on the site which could potentially support great crested newts and other amphibians such as Common Toad, further ecological surveys are required.

5.763 There are no designated heritage assets within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site is generally screened by existing development; vegetation (particularly the hedgerow on Caverswell Old Road); and topography, as the land continues to rise to a ridge to the north of the site, thus screening long distance views from this direction. The study considered that development of the site would fit in well within the existing settlement form, and would create a well defined, vegetated settlement edge.

5.764 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

BB044

5.765 The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to public transport is likely to have a positive effect. However, the site is partially within flood zone 2 and 3 which is likely to have a significant negative effect. Similarly, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial is assessed as having a negative effect, as is the ecological value of the site and the inaccessibility of areas of existing employment.

5.766 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. The site lies within the area considered to form an important landscape setting to the settlement. The site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. The Council's Ecological Study suggested that the site's wet woodland area may be regarded as a UKBAP priority habitat.

5.767 This site was not taken forward as a preferred option for consultation in April 2016.

BB045

5.768 The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to public transport is likely to have a positive effect. The site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.

5.769 The site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.770 This site was not taken forward as a preferred option for consultation in April 2016.

BB054

5.771 The proposed delivery of circa 70 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the site's partial location within a flood zone is assessed as having a significant negative effect. The development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial is assessed as having a negative effect, as is the ecological value of the site and the proximity of historic assets.

5.772 The site comprises agricultural land surrounding Wood Grove Farm on the south eastern edge of the settlement, south-west of Draycott Old Road. The site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated and in the context of wider land in this location.

5.773 This site was taken forward as a preferred option for consultation in April 2016.

5.774 The Extended Phase 1 Habitat Survey (2015) considered that the site mainly consists of species poor improved grassland used as grazing. The remaining habitats are species poor and very common within the local area and the UK as a whole. However there are two trees are present on or adjacent to the site that could support roosting bats, further survey is required.

5.775 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of high landscape sensitivity. The study found that the site is adjacent to the end of linear development on Draycott Old Road, but is otherwise separated from the edge of the settlement by agricultural land. The study considered that site does not relate to the existing settlement form such that development would adversely affect the settlement pattern, adversely affecting the existing vegetated settlement edge and encroaching on the countryside.

5.776 There is one Grade II Listed Building within the 400m buffer. Mitigation including screening along the northern boundary could reduce adverse effects to the setting of the asset.

5.777 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

BB062

5.778 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.

5.779 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

BB086

5.780 The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.

5.781 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

BB087 - residential

5.782 The proposed delivery of circa 46 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to historic assets is likely to have a negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.

5.783 (This site has also been assessed for employment use, see para XXX below.)

5.784 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. The site lies within the area considered to form an important landscape setting to the settlement. The site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA.

5.785 This site was not taken forward as a preferred option for consultation in April 2016.

Other uses

BB021 - employment

5.786 The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's location away from historic assets is likely to have a positive effect. However, there is scope that the site could be designated SBI land which would have a significant negative effect, as would the partial flood zone 2 and 3 designation of the site. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect.

5.787 The site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. The Council's Ecology Study considers that the site could qualify as an SBI for its floral diversity.

5.788 This site was not taken forward as a preferred option for consultation in April 2016.

BB087 - employment

5.789 The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.

5.790 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. The site lies within the area considered to form an important landscape setting to the settlement. The site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA.

5.791 This site was not taken forward as a preferred option for consultation in April 2016.

Additional sites appraised following April 2016 consultation

Blythe Vale Strategic Site (Identified in Core Strategy as Policy SS8 Blythe Bridge Regional Investment Site) - potential mixed use including residential

5.792 The proposed delivery of circa 300 dwellings is considered to have a significant positive effect. Similarly, the site's good strategic location (with regional significance) has scope to have a positive effect on the vitality and viability of the wider District and could encourage investment in people, jobs and infrastructure. However, the development of

greenfield land, partly within the important landscape setting to the settlement, and indicated on the predictive map of Best and Most Versatile land as an area where more than 60% of the land is likely to be BMV, is assessed as having a significant negative effect, similarly the potential ecological value of the site and the effects on climate change resulting from the likelihood of the location supporting journeys made by car, are assessed as negative.

5.793 This site is a long standing allocation, having been allocated in the Staffordshire Moorlands Local Plan which was adopted in 1998 and subsequently included as an allocation in the Staffordshire Moorlands Core Strategy, which was adopted in 2014.

5.794 The site comprises large areas of agricultural land extending south-east from Blythe Bridge (at the junction of the A50 and A521) and located either side of the A50. The site contains some previous development, comprising residential properties and Stone House Farm on Woodlands Lane, and Woodlands farm to the south of the A50. The site is enclosed by a railway line to the south-west.

5.795 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the improved grassland, arable, hard-standing, tall ruderal vegetation, buildings, species-poor hedgerow and scattered trees were of importance to nature conservation at the site level only. However the single length of species-rich hedgerow in the northern area of the site was considered to be of importance at the local level. There is reasonable potential that it may qualify as an SBI or a BAS dependent on further survey. The ponds are of at least local importance to nature conservation and appear to qualify as both an SBI or a BAS. Further survey is required. Species recorded on site were common and widespread both at a county and national level and, subject to further survey, it is considered unlikely that the site significantly supports any notable protected species.

5.796 There is one Grade II Listed Building within the 400m buffer. The Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) considered that due to the topography of the landscape, there was no inter-visibility between the site and the asset and that development would be highly unlikely to adversely affect the setting of the heritage asset.

5.797 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium or high landscape sensitivity. The study found that the existing settlement edge to Blythe Bridge is well-defined and vegetated, with the A50 and A521 providing a strong limit to development. It was considered that development of the site could lead to coalescence between Blythe Bridge and Draycott, with physical and visual coalescence potentially arising in the northern section of the site, and visual coalescence between these two settlements arising in the southern section of the site (especially when viewed from higher ground to the south-west). Site-specific landscape mitigation measures recommended included planting within and on the edges of the development, and limits on building sizes and scale.

5.798 The site was proposed for inclusion in the preferred options Local Plan July 2017.

Brown Edge

Sites (5+ dwellings) - within the current development boundary

BE003A

5.799 The site's proximity to the village centre could reduce the need to travel and as such have a positive effect on climate change which is likely to have a significant positive effect. The proposed delivery of circa 6 dwellings is considered to have a positive effect, as is its distance away from historic assets and low ecological value. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect.

5.800 The site is within the Brown Edge village development boundary and could come forward at any time. This site was not taken forward as a preferred option for consultation in April 2016.

Sites (5+ dwellings) - within the current Green Belt

BE032

5.801 The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's low ecological value is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.

5.802 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt. The site has a culverted watercourse flowing beneath it which should be re-naturalised through re-development to contribute to Water Framework Directive objectives.

5.803 This site was not taken forward as a preferred option for consultation in April 2016.

BE041

5.804 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban / industrial) is assessed as having a negative effect, as is the ecological value of the site.

5.805 Site comprises a field on the southern edge of Brown Edge, enclosed by a combination of existing residential development, or trees and hedgerows. The site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. Development could be part of the enhancement of recreational opportunities in this location, the site bordering scrubland and well-used footpaths running southwards towards Stockton Brook.

5.806 This site was taken forward as a preferred option for consultation in April 2016.

5.807 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However more information is required regarding the species-rich hedgerow and the potential for roosting bats on site.

5.808 There are no designated heritage assets within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site slopes down from a track on the north-east boundary to Willfield Lane on the south-west boundary and considered the higher land to the north-east of the site to have higher visual prominence, with long distance views available to the south-west. The study considered that development would be viewed behind and adjacent to existing development.

5.809 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

BE044

5.810 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.

5.811 The site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.812 This site was not taken forward as a preferred option for consultation in April 2016.

BE045

5.813 The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.

5.814 The site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.815 This site was not taken forward as a preferred option for consultation in April 2016.

BE056

5.816 The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.

5.817 The site is adjacent to farm buildings considered non-desinated heritage assets. The site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.818 This site was not taken forward as a preferred option for consultation in April 2016.

BE060

5.819 The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from designated assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.

5.820 The site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.821 This site was not taken forward as a preferred option for consultation in April 2016.

ADD06

5.822 The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the location away from designated assets is considered to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.

5.823 Site adjoins BE032. The Council's Green Belt Review concluded that site BE032 could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.824 This site was not taken forward as a preferred option for consultation in April 2016.

Cheddleton

Sites (5+ dwellings) - within the current development boundary

CD004

5.825 The proposed delivery of circa 18 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to areas of countryside and open space is likely to have a positive effect.

However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.

5.826 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

CD017

5.827 The proposed delivery of circa 29 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to areas of countryside and open space is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's proximity to historic assets and the ecological value of the site is likely to have a negative effect. The site is indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV.

5.828 Site comprises a residential property on Cheadle Road and the land to the rear of it, north of Bones Lane. It includes a potentially species rich hedgerow. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.829 This site was taken forward as a preferred option for consultation in April 2016.

5.830 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However more information is required regarding the species-rich hedgerow and the potential for bats on site.

5.831 There are three Grade II Listed Buildings within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that due to the topography as well as intervening buildings and vegetation, there was no inter-visibility between the site and the assets. The study considered that development would be highly unlikely to adversely affect the settings of the heritage assets. Outside of the 400m buffer, there are a group of Listed Buildings to the north-east of the site. The study found that development may adversely affect their settings. Mitigation including screening along the north-eastern and eastern boundaries of the site was considered likely to reduce any potential effects on the settings of these Listed Buildings.

5.832 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the existing linear development on Cheadle Road and the development to the south of the site do not currently contribute to a well-defined settlement edge and considered that the site has low visual prominence as it is generally enclosed by development and vegetation.

5.833 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

CD029

5.834 The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the proposed delivery of circa 8 dwellings is likely to have a positive effect, as could the site's accessibility to areas of open countryside and location away from historic assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's inaccessibility to services and facilities.

5.835 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

CD060/CD118 (mainly outside development boundary)

5.836 The proposed delivery of circa 113 dwellings is considered to have a significant positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 3 and 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and the inaccessibility of areas of existing employment.

5.837 Site forms part of the setting of Ashcombe Park (Grade II*). The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

CD069A

5.838 The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open countryside and low ecological value is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's inaccessibility to areas of existing employment is likely to have a significant negative effect. The development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area where the land is likely to be urban) is assessed as having a negative effect, as is the site's proximity to historic assets.

5.839 Allocation of the site was considered to be unnecessary as it may be regarded as potential infill. The site was not taken forward as a preferred option for consultation in April 2016.

CD088

5.840 The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's inaccessibility to areas of existing employment is likely to have a negative effect. The site's proximity to historic assets and the ecological value of the site is likely to have a negative effect.

5.841 Allocation of the site was considered to be unnecessary as it may be regarded as potential infill. The site was not taken forward as a preferred option for consultation in April 2016.

Sites (5+ dwellings) - within the current Green Belt

CD002

5.842 The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and open countryside, as well as the site's location away from historic assets is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV is assessed as having a negative effect, as is the site's ecological value.

5.843 Site comprises a small triangular field on the southern edge of the settlement. The site is enclosed by linear development on Folly Lane to the east; and a strong tree belt/hedgerow to the south-west. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.844 This site was taken forward as a preferred option for consultation in April 2016.

5.845 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However more information is required regarding the species-rich hedgerow and bat potential on site.

5.846 There are no designated heritage assets within the 400m buffer. The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that development within the site would have low visual prominence, and the existing vegetation on the south-western boundary would create a well defined, vegetated edge to the settlement. Site-specific landscape mitigation measures could include phased development (ensuring the site is developed in combination with the adjacent CD003).

5.847 The site is adjacent to a watercourse with no mapped floodplain. An assessment of flood risk, including a model of the watercourse, should be undertaken at the planning application stage.

5.848 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

CD003

5.849 The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as is the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where less than 20% of the land is likely to be BMV is assessed as having a negative effect, as is the site's ecological value and location near to historic assets.

5.850 Site comprises fields on the southern edge of the settlement. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.851 This site was taken forward as a preferred option for consultation in April 2016.

5.852 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However more information is required regarding the bat potential on site.

5.853 There is one Grade II Listed Building within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that due to the intervening buildings between the site and the asset, there was no inter-visibility and considered that development would be highly unlikely to adversely affect the setting of the asset.

5.854 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site is enclosed by residential development on Rock End Drive and Millstone Edge to the north; linear development on Folly Lane to the east; and a strong tree belt/hedgerow to the south-west. The study considered that development within the site would have relatively low visual prominence, and the existing vegetation on the southwestern boundary would create a well-defined, vegetated edge to the settlement.

5.855 The site is adjacent to a watercourse with no mapped floodplain. An assessment of flood risk, including a model of the watercourse, should be undertaken at the planning application stage.

5.856 The site was not proposed for inclusion in the July 2017 preferred option Local Plan.

CD007

5.857 The proposed delivery of circa 14 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to the open countryside and areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and location near to historic assets.

5.858 The site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

CD008

5.859 The proposed delivery of circa 23 dwellings is considered to have a significant positive effect, as is the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and location near to historic assets.

5.860 The site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

CD015

5.861 The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as is the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and location near to historic assets.

5.862 The site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

CD019

5.863 The proposed delivery of circa 39 dwellings is considered to have a significant positive effect, as is the site's accessibility to areas of existing employment. Similarly, the site's accessibility the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and its location near to historic assets.

5.864 The Council's Green Belt review recommends considering the site for release from the Green Belt if exceptional circumstances can be demonstrated. The site forms part of the setting of an historic farmstead considered a local heritage asset. This site was not taken forward as a preferred option for consultation in April 2016.

CD115: residential

5.865 The proposed delivery of circa 104 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities and development of greenfield, grade 3 ALC land is likely to have a significant negative effect. Similarly, the sites proximity to historic assets is likely to have a negative effect.

5.866 The site forms part of the setting of Heath House (Grade II listed). The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

Other uses

CD115: alternative uses

5.867 The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the provision of housing provided

is likely to have a significant positive effect. However, the inaccessibility of services and facilities and development of greenfield, grade 3 ALC land is likely to have a significant negative effect. Similarly, the site's proximity to historic assets is likely to have a negative effect.

5.868 The site forms part of the setting of Heath House (Grade II listed). The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

Endon

Sites (5+ dwellings) - within the current development boundary

EN128

5.869 The proposed delivery of circa 27 dwellings is considered to have a significant positive effect, as is the site's proximity to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect. The site is indicated on the predictive map of Best and Most Versatile agricultural land as within an area where land is likely to be urban / industrial.

5.870 Site comprises a small field of rough grassland within the settlement, which slopes down from Stoney Lane to the playing field of St Luke's primary school. It is currently identified as Visual Open Space, but was not identified for retention as such in the Council's 2008 Landscape and Settlement Character Assessment.

5.871 This site was taken forward as a preferred option for consultation in April 2016.

5.872 The Extended Phase 1 Habitat Survey (2015) considered that the site has fairly low biodiversity value overall, it is set within a mainly urban environment with poor connectivity to the wider countryside. However the site includes a tree with bat roosting potential and a species-rich hedgerow.

5.873 There are three Grade II Listed Buildings and one Conservation Area within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that the site was well screened and there was no inter-visibility between the site and heritage assets. The study considered that development would be highly unlikely to adversely affect the settings of the heritage assets.

5.874 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site comprises a gap in development within the settlement and is enclosed by vegetation, the study considered that development would fit well within the existing settlement pattern and would have low visual prominence.

5.875 The presence of a watercourse along the site's southern boundary suggests that flood risk assessment / modelling and early engagement with the County Council and Environment Agency should be required. The potential to accommodate SuDS should be explored along with other measures to help improve water quality in line with the Water Framework Directive objectives.

5.876 The site was proposed for inclusion in the July 2017 preferred option Local Plan.

Sites (5+ dwellings) - within the current Green Belt

EN007

5.877 The proposed delivery of circa 45 dwellings is considered to have a significant positive effect, as is the site's proximity to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

5.878 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. This site was not taken forward as a preferred option for consultation in April 2016.

EN012

5.879 The proposed delivery of circa 24 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area where land is likely to be urban / industrial) is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

5.880 The site comprises an L-shaped field on the northern edge of Endon, which encloses the recreation ground at the end of Hillswood Drive. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.881 This site was taken forward as a preferred option for consultation in April 2016.

5.882 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the habitats have limited ecological value however the site has potential to support protected species. Further surveys are required to establish the potential for bat roosts and the presence of reptiles and amphibians.

5.883 There is one Grade II Listed Building and one Conservation Area within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that there was no inter-visibility between the site and the assets due to the topography and intervening buildings and considered that development would be highly unlikely to adversely affect their settings.

5.884 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be partly of medium and partly high landscape sensitivity. The study found that development within the eastern section of the site would be only partially screened by surrounding vegetation but that development within the western section of the site, north of the recreation ground, would have higher visual prominence

when viewed from the surrounding countryside and risked adversely affecting the existing settlement edge. Site-specific landscape mitigation measures could include additional advanced planting on the northern boundary.

5.885 There are potential flood risk issues that will require flood risk assessment / modelling and early engagement with the County Council and Environment Agency.

5.886 The site was not proposed for inclusion in the preferred option Local Plan July 2017.

EN019

5.887 The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

5.888 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. This site was not taken forward as a preferred option for consultation in April 2016.

EN024 (residential)

5.889 The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

5.890 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. The site lies within the area considered to form an important landscape setting to the settlement and is likely to be severely impacted by flood risk; if taken forward it will require the support of the Sequential Test and a Level 2 SFRA.

5.891 This site was not taken forward as a preferred option for consultation in April 2016.

EN030

5.892 The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land partially within flood zone 2 is assessed as having a negative effect, as is the site's proximity to historic assets.

5.893 The site lies at the historic core of the village and is adjacent to the Conservation Area. The site is likely to be affected to some degree by flood risk and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.894 This site was not taken forward as a preferred option for consultation in April 2016.

EN033

5.895 The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area where land is likely to be urban / industrial) is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

5.896 Site comprises a small field on the southern edge of the settlement, to the rear of properties on Post Street. The site is bound to the south by an access track to a garage / mechanics business, which encloses the site to the east. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.897 This site was taken forward as a preferred option for consultation in April 2016.

5.898 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However more information is required regarding the potential for reptiles and amphibians.

5.899 There is one Grade II Listed Building and one Conservation Area within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that the nature of the Conservation Area (Caldon Canal) and associated Listed Building means that setting contributes little to their overall significance. The study considered that the site was well screened along its southern boundary which limits inter-visibility between the site and the Conservation Area and found that with vegetation screening along the southern edge of the site, development would be unlikely to cause adverse effects to the setting of the Conservation Area.

5.900 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site is generally screened by adjacent development. It considered that views towards the site from the south are available, however found that these are partially screened by intervening vegetation and that the site sits well within the existing development form, as it does not extend beyond existing linear development on Post Lane.

5.901 There are existing local flood risk issues that suggest flood risk assessment / modelling and early engagement with the County Council and Environment Agency should be required.

5.902 The site was not proposed for inclusion in the preferred option Local Plan July 2017.

EN079

5.903 The proposed delivery of circa 18 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative

effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

5.904 The site forms part of the setting of the Scheduled Monument: Audley's Moat and is likely to be severely impacted by flood risk; if the site is taken forward it will require the support of the Sequential Test and a Level 2 SFRA. The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.905 This site was not taken forward as a preferred option for consultation in April 2016.

EN101

5.906 The proposed delivery of circa 54 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

5.907 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. This site was not taken forward as a preferred option for consultation in April 2016.

EN125

5.908 The proposed delivery of circa 14 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.

5.909 Most of the site is owned by Endon Well Dressing Trustees and is not available for development. The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

EN126

5.910 The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as could its accessibility to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area where land is likely to be urban / industrial) is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

5.911 The site comprises a field on the southern edge of the settlement, north of the canal and adjoining the Caldon Canal Conservation Area. The site is adjacent to linear development on Post Lane but otherwise separated from the settlement edge by EN033. The site is likely to be affected to some degree by flood risk and if taken forward will require the support of

the Sequential Test and a Level 2 SFRA. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.912 This site was taken forward as a preferred option for consultation in April 2016.

5.913 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However more information is required regarding the potential for bats, reptiles and amphibians.

5.914 There is one Grade II Listed Building and one Conservation Area within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that the nature of the Conservation Area (Caldon Canal) and associated Listed Building means that setting contributes little to their overall significance. However the study considered that due to the location of the site along the edge of the Conservation Area, mitigation should include stepping development back from the southern boundary, as well as employing vegetation screening along the southern boundary.

5.915 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of high landscape sensitivity. The study found that the site is currently open, and an important contribution to the existing rural approach to the settlement from the south. The study considered that development within the site would be visually prominent and risked adversely affecting local landscape character and the rural approach to Endon.

5.916 A small area to the west of the site is within flood zones 2 and 3. The site boundary should be revised to exclude this area and flood risk assessment / modelling and early engagement with the County Council and Environment Agency should be required.

5.917 The site was not proposed for inclusion in the preferred option Local Plan July 2017.

Other uses

EN024 (employment)

5.918 The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's accessibility to areas of open countryside, services and facilities and low ecological value is likely to have a positive effect. However, the site is partially located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.

5.919 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. The site lies within the area considered to form an important landscape setting to the settlement and is likely to be severely impacted by flood risk; if taken forward it will require the support of the Sequential Test and a Level 2 SFRA.

5.920 This site was not taken forward as a preferred option for consultation in April 2016.

Ipstones

Sites (5+ dwellings) - within the current development boundary

IP019 (partly within development boundary)

5.921 The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area where land is likely to be urban / industrial) is assessed as having a negative effect, as is the site's proximity to designated and historic assets and ecological value.

5.922 Site comprises a field on the north-western settlement edge, bound by a recreation ground to the south and a cemetery to the north. This site was taken forward as a preferred option for consultation in April 2016.

5.923 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some potential to support protected species. The site habitats are considered to be of nature conservation value at site and local level. However more information is required regarding the potential bat roosts.

5.924 There is one Grade II* and 27 Grade II Listed Buildings, and one Conservation Area within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that setting is considered to contribute to the overall significance of the heritage assets, in particular the Grade II* listed church and the Conservation Area. The study considered that development would be likely to adversely affect the setting of the church to the north of the site. These effects could be reduced by restricting development to the eastern half of the site, in line with the existing development to the north, and the use of vegetation screening along the northern boundary.

5.925 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that the site is enclosed by a tree belt to the south, and generally screened from Church Lane by intervening development and vegetation. The study considered that the site is visually prominent when viewed from the cemetery, and from land to the west. Site-specific landscape mitigation measures could include advance tree planting on the northern and western boundaries, or limiting development to the eastern half of the site.

5.926) Further investigation by the Habitats Regulations Assessment is required due to the site's proximity to a component of the Peak District Dales SAC and the potential for effects of development to result in an in-combination effect in relation to recreational pressure.

5.927 The site was not proposed for inclusion in the preferred option Local Plan July 2017.

Sites (5+ dwellings) - outside the current development boundary

IP011

5.928 The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

5.929 The site lies at the historic core of the village. It was not taken forward as a preferred option for consultation in April 2016.

IP012A

5.930 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

5.931 The site lies at the historic core of the village. It was not taken forward as a preferred option for consultation in April 2016.

IP014A

5.932 The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to designated and historic assets.

5.933 Previous land use may have caused ground contamination that through redevelopment would present a risk to the water environment and human health. The site was not taken forward as a preferred option for consultation in April 2016.

IP015

5.934 The proposed delivery of circa 22 dwellings is considered to have a significant positive effect, as is the site's proximity to areas of existing employment. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is in proximity to a designated asset, Churnet Valley SSSI which is likely to have a significant negative effect, as could the site's proximity to listed assets. The development of greenfield, grade 4 ALC land is assessed as having a negative effect.

5.935 The site forms part of the setting for New House Farm (Grade II listed). The site was not taken forward as a preferred option for consultation in April 2016.

Kingsley

Sites (5+ dwellings) - within the current development boundary

KG024

5.936 The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the partial brownfield nature of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the site's ecological value.

5.937 The site consists of Glebe House (Grade II listed) and its historic curtilage including a medieval moated site. The site was not taken forward as a preferred option for consultation in April 2016.

KG059

5.938 The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, the site's proximity to historic assets and the development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated assets is likely to have a negative effect.

5.939 The site forms part of the setting for Church Farm (Grade II listed). The site was not taken forward as a preferred option for consultation in April 2016.

Sites (5+ dwellings) - within the current Green Belt

KG005

5.940 The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect and the site's proximity to historic assets.

5.941 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

KG019

5.942 The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.

5.943 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. This site was not taken forward as a preferred option for consultation in April 2016.

KG026A

5.944 The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.

5.945 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

KG026B

5.946 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect.

5.947 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

KG030A

5.948 The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.

5.949 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

KG031

5.950 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.

5.951 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

KG042

5.952 The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.

5.953 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

KG049A

5.954 The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where 20 - 60% of the land is likely to be BMV is also likely to have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.

5.955 Site comprises the north-western half of a field at on the south-western edge of the village, bound by Cheadle Road (track) to the north-east and residential development to the north-west. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.956 This site was taken forward as a preferred option for consultation in April 2016.

5.957 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the habitats on site were of nature conservation value at the site level only. Species recorded on site were common and widespread both at a county and national level and it is considered unlikely that the site supports notable protected species, however surveys should be undertaken to determine the presence or absence of great crested newt in ponds within 250 m of the site, for signs of badger activity and to determine the use of the site by bats.

5.958 There are six Grade II Listed Buildings within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that the Listed Buildings are situated along the main road through the village. The study considered that although there may be some inter-visibility, development would be unlikely to cause high adverse effects to their settings.

5.959 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of high landscape sensitivity. The study found that the site is visually prominent and extends beyond the existing settlement edge. The study considered that development of the site would encroach into the surrounding countryside and could adversely affect the existing settlement pattern and edge.

5.960 The site was not proposed for inclusion in the preferred option Local Plan July 2017.

Upper Tean

Sites (5+ dwellings) - within the current development boundary

UT011/014

5.961 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the site is partially located within a flood zone which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.

5.962 This area covers the site of the former dye works to Tean Hall Mill. Archaeological and heritage assessment will be required. The sites are likely to be severely impacted by flood risk; if taken forward they will require the support of the Sequential Test and a Level 2 SFRA.

5.963 The sites were not taken forward as a preferred option for consultation in April 2016.

UT019

5.964 The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could the development of brownfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban. However the site is located in proximity to historic assets which is likely to have a significant negative effect. The site's inaccessibility to areas of existing employment is likely to have a negative effect.

5.965 The site is an existing depot within the centre of the settlement, south of St Thomas's Road. It is within the Upper Tean Conservation Area and adjoins several properties on the High Street that are Grade II listed; a Heritage Impact Assessment will be required.

5.966 This site was taken forward as a preferred option for consultation in April 2016.

5.967 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has low potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However more information is required regarding the scattered trees on site in order to establish their ecological importance.

5.968 There are two Grade II* and ten Grade II Listed Buildings within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that the site is currently used as a work yard which adversely affects the character of the Conservation Area and the Listed Buildings. The study considered that sensitive development

could enhance the Conservation Area. Master-planning should be required to identify mitigation measures that could include vegetation screening along the southern boundary to reduce effects to the settings of the Listed Buildings.

5.969 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site is enclosed by development on all sides, and considered that it is not visually prominent and fits within the settlement pattern. As a previously developed site, the risk of contamination should be addressed.

5.970 The site was proposed for inclusion in the preferred option Local Plan July 2017.

Sites (5+ dwellings) - within the current Green Belt

UT012

5.971 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the site is partially located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect as could the site's proximity to historic assets.

5.972 The site is likely to be impacted by flood risk to some degree and if taken forward will require the support of the Sequential Test and a Level 2 SFRA. The site has outline planning permission for up to 67 dwellings (SMD/2015/0424).

UT018

5.973 The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The ecological value of the site is likely to have a negative effect.

5.974 This site was not taken forward as a preferred option for consultation in April 2016.

UT021

5.975 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The ecological value of the site and its proximity to historic assets is likely to have a negative effect.

5.976 This site was not taken forward as a preferred option for consultation in April 2016.

UT022

5.977 The proposed delivery of circa 15 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However,

the development of greenfield, grade 3 ALC land is likely to have a significant negative effect, as could the site's partial location within a flood zone. The site's proximity to historic assets is likely to have a negative effect.

5.978 The site is likely to be affected to some degree by flood risk; if taken forward it will require the support of the Sequential Test and a Level 2 SFRA. The site was not taken forward as a preferred option for consultation in April 2016.

UT023

5.979 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect, as could the site's partial location within a flood zone. The site's proximity to historic assets and ecological value is likely to have a negative effect.

5.980 This site was not taken forward as a preferred option for consultation in April 2016.

UT024

5.981 The proposed delivery of circa 40 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.

5.982 This site was not taken forward as a preferred option for consultation in April 2016.

UT041

5.983 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and open space is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.

5.984 This site was not taken forward as a preferred option for consultation in April 2016.

Waterhouses

Sites (5+ dwellings) - within the current development boundary

WA004 (mixed use)

5.985 The proposed delivery of circa 36 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to a designated asset is likely to have a negative effect. The development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) is likely to also have a negative effect, as could the site's proximity to historic assets and the inaccessibility of areas of existing employment.

5.986 The site comprises Waterhouses Enterprise Centre and the adjacent fields on the western edge of the village, north of the A523. The Council's ecological study has indicated that the northern section of the site has some semi-improved grassland which is of importance. Appropriate conservation and mitigation measures will need to be considered.

5.987 This site was taken forward as a preferred option for consultation in April 2016.

5.988 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some potential to support protected species. The semi-improved, species-rich neutral grassland was considered to be of district importance as it is fairly uncommon within the locality. The other site habitats are considered to be of nature conservation value at site level only. However a detailed grassland vegetation survey is required.

5.989 There are four Grade II Listed Buildings within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that sensitive development would be highly unlikely to cause adverse effects to the settings of the assets due to the intervening buildings and vegetation. Master-planning should be required.

5.990 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that the site is open and located beyond the existing settlement edge, however due to the topography and vegetation within the surrounding landscape, and the existing development within Waterhouses, views of the site are limited. The study considered that development within the site would be partially visible from the National Park, however it would be viewed behind existing development in Waterhouses. Site-specific landscape mitigation measures could include additional advanced planting on the western and northern boundaries, and limited building heights and sizes. The presence of the semi-improved grassland on site will also need to be addressed.

5.991 Further investigation by the Habitats Regulations Assessment is required due to the site's proximity to a component of the Peak District Dales SAC and the potential for effects of development to result in an in-combination effect in relation to recreational pressure.

5.992 The site was proposed for inclusion in the preferred option Local Plan July 2017.

Sites (5+ dwellings) - outside the current development boundary

WA005

5.993 The proposed delivery of circa 40 dwellings is considered to have a significant positive effect, as is the site accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to a designated asset is likely to have a negative effect. The development of greenfield, grade 4 ALC land is likely to also have a negative effect, as could the site's proximity to historic assets.

5.994 This site was not taken forward as a preferred option for consultation in April 2016.

WA006

5.995 The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as is the site accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to a designated asset is likely to have a negative effect. The development of greenfield, grade 4 ALC land is likely to also have a negative effect, as could the site's proximity to historic assets.

5.996 This site was not taken forward as a preferred option for consultation in April 2016.

Werrington & Cellarhead

Sites (5+ dwellings) - within the current development boundary

WE018

5.997 The proposed delivery of circa 24 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the site's proximity to historic assets is assessed as having a negative effect.

5.998 Site has planning consent for 31 dwellings (SMD/2014/0764).

Sites (5+ dwellings) - within the current Green Belt

WE003

5.999 The proposed delivery of circa 85 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) and the site's proximity to historic assets is assessed as having a negative effect.

5.1000 A relatively large site on the southern edge of Werrington, comprising three fields generally enclosed by development. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated and with the northern part of the site being open space to preserve its openness. The capacity of this site has been lowered from 85 to 50 dwellings to take this into account.

5.1001 This site was taken forward as a preferred option for consultation in April 2016.

5.1002 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered that the site has some potential to support protected species. The site habitats are considered to be of nature conservation value at site level only. However more information is required regarding the potential for bat roosts on site.

5.1003 There is one Grade II Listed Building within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that due to the intervening buildings, there was no inter-visibility between the site and the asset. The study considered that development would be highly unlikely to adversely affect the setting of the asset.

5.1004 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that vegetation is located on the southern boundary, however due to the sloping nature of the site, it provides limited screening. The study considered that the site forms a gap in existing development and fits well within the existing settlement pattern. Site-specific landscape mitigation measures could include planting on the south-eastern and southern boundaries. Presence of species rich hedgerows need to be addressed.

5.1005 The site was proposed for inclusion in the preferred option Local Plan July 2017.

WE013

5.1006 The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) and the site's proximity to historic assets is assessed as having a negative effect.

5.1007 Site comprises Little Ash Farm, a single residential property, and the surrounding grounds. The site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1008 This site was taken forward as a preferred option for consultation in April 2016.

5.1009 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered WE013 and WE027 together and found that the habitats on site were of nature conservation value at the site level only. Species recorded on site were common and widespread both at a county and national level and it is considered unlikely that the site supports notable protected species.

5.1010 There are two Grade II Listed Building within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that due to the intervening buildings, there was no inter-visibility between the site and the assets. The study considered that development would be highly unlikely to adversely affect the settings of the assets.

5.1011 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that the site is located to the rear of linear development on the A52 and is enclosed by trees and hedgerows to the south, resulting in low visual prominence. Site-specific landscape mitigation measures could include planting on the south-eastern boundary.

5.1012 The site is adjacent to a watercourse with no mapped floodplain; the flood risk to the site should be quantified. The site was not proposed for inclusion in the preferred option Local Plan July 2017.

WE019

5.1013 The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.

5.1014 This allocation would extend the settlement closer to Wetley Moor SSSI such that new housing would be within 150m of the SSSI at the nearest point. The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

WE027

5.1015 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect, as could the site's accessibility to services and facilities. Similarly, the site's to areas of open space is likely to have a positive effect. However, the site's accessibility to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) and the site's proximity to historic assets is assessed as having a negative effect.

5.1016 Land to the rear of linear development on the A52, to the east of Ash Farm; the site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1017 This site was taken forward as a preferred option for consultation in April 2016.

5.1018 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered WE013 and WE027 together and found that the habitats on site were of nature conservation value at the site level only. Species recorded on site were common and widespread both at a county and national level and it is considered unlikely that the site supports notable protected species.

5.1019 There are two Grade II Listed Building within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that due to the intervening buildings, there was no inter-visibility between the site and the assets. The study considered that development would be highly unlikely to adversely affect the settings of the assets.

5.1020 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found the site has low visual prominence and is generally enclosed by development and vegetation, although the vegetation on the southern boundary is more sparse.

5.1021 The site is adjacent to a watercourse with no mapped floodplain; the flood risk to the site should be quantified. The site was not proposed for inclusion in the preferred option Local Plan July 2017.

WE033

5.1022 The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. Similarly, the site's inaccessibility to services and facilities and areas of open space is likely to have a negative effect. Also, the site's ecological value is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.

5.1023 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

WE040

5.1024 The proposed delivery of circa 7 dwellings is considered to have a positive effect, as is the accessibility to services and facilities and areas of open space. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated and historic assets. Similarly, the development of greenfield, grade 4 ALC land is likely to have a negative effect.

5.1025 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. The site lies within the area considered to form an important landscape setting to the settlement and the allocation would extend the settlement closer to Wetley Moor SSSI such that new housing would be within 150m of the SSSI at the nearest point.

5.1026 This site was not taken forward as a preferred option for consultation in April 2016.

WE041

5.1027 The proposed delivery of circa 22 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated and historic assets. Similarly, the development of greenfield, grade 4 ALC land is likely to have a negative effect.

5.1028 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. The site lies within the area considered to form an important landscape setting to the settlement and the allocation would extend the settlement closer to Wetley Moor SSSI such that new housing would be within 150m of the SSSI at the nearest point.

5.1029 This site was not taken forward as a preferred option for consultation in April 2016.

WE052

5.1030 The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as is the site's accessibility to services and facilities. Similarly, the site's accessibility to open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. The site's

proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban).

5.1031 A relatively large site on the southern edge of Werrington, comprising three fields generally enclosed by development except for the southern edge which is open. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1032 This site was taken forward as a preferred option for consultation in April 2016.

5.1033 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered the site habitats to be of nature conservation value at site level only and not eligible for possible SBI / BAS status. However the five trees on site have the potential to support bats and as such require further assessment.

5.1034 There is one Grade II Listed Building within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that due to the intervening buildings, there was no inter-visibility between the site and the asset. The study considered that development would be highly unlikely to adversely affect the setting of the asset.

5.1035 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found vegetation is located on the southern boundary, however due to the sloping nature of the site it provides limited screening. The study considered that the site forms a gap in existing development and fits well within the existing settlement pattern. Site-specific landscape mitigation measures could include planting on the south-eastern and southern boundaries.

5.1036 The site was proposed for inclusion in the preferred option Local Plan July 2017.

WE053

5.1037 The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to historic assets. The site's proximity to designated assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.

5.1038 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

WE069

5.1039 The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to historic assets. The site's proximity to designated assets is likely to have a negative effect, as could the development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban).

5.1040 The site is a small field on the southern edge of Werrington, north-east of Square Meadow Farm and enclosed by linear development on the A52 to the east and west. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1041 This site was taken forward as a preferred option for consultation in April 2016.

5.1042 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered the site habitats to be of nature conservation value at site level only and not eligible for possible SBI / BAS status. The site has limited ecological value and is unlikely to support any protected species other than foraging bats, birds and badgers. However the 5 trees on site require further assessment.

5.1043 There is one Grade II Listed Building within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that due to the intervening buildings, there was no inter-visibility between the site and the asset. The study considered that development would be highly unlikely to adversely affect the setting of the asset.

5.1044 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found the site is bound to the north by the A52, with a thick hedgerow on the northern boundary generally screening views from the road. The study considered the site to have low visual prominence, including when viewed from the south as screening is provided by intervening vegetation and development.

5.1045 The site was not proposed for inclusion in the preferred option Local Plan July 2017.

WE070

5.1046 The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.

5.1047 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. The site lies within the area considered to form an important landscape setting to the settlement. It is noted that the land owner has stated that the site is not available for development.

5.1048 This site was not taken forward as a preferred option for consultation in April 2016.

Other uses

WE001

5.1049 The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's low ecological value is

likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the proximity to historic assets and distance away from services and facilities and areas of open space.

5.1050 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. This site was not taken forward as a preferred option for consultation in April 2016.

WE002

5.1051 The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. However, the remote nature of the site is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the proximity to historic assets, ecological value and distance away from services and facilities and areas of open space.

5.1052 It was not considered that the site was required to meet the District's rural employment land needs. This site was not taken forward as a preferred option for consultation in April 2016.

Additional sites appraised June 2017

WE042 / WE043 (Land off Tregaron Court/Langton Court)

5.1053 The proposed delivery of circa 105 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield land with the potential for loss of best and most versatile agricultural land and the site's proximity to historic assets is assessed as having a negative effect.

5.1054 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated. This site was not taken forward as a preferred option for consultation in July 2017.

Wetley Rocks

Suitable sites (5+ dwellings) - within the current development boundary

WR002

5.1055 The proposed delivery of circa 29 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and low ecological importance of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to designated and historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.

5.1056 The site lies within the area considered to form an important landscape setting to the settlement. It was not considered necessary to include the site as an allocation in the Plan since it lies within the existing development boundary. Part of the site has existing permission for residential development.

5.1057 This site was not taken forward as a preferred option for consultation in April 2016.

WR015 (small part of site only is within development boundary)

5.1058 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and low ecological value of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield land (indicated on the predictive map of Best and Most Versatile agricultural land as within an area likely to be urban) is likely to have a negative effect, as could the site's proximity to historic assets.

5.1059 Site comprises a field within the north-east of the settlement, located to the rear of linear development on the A520 and south of Mill Lane. The site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1060 This site was taken forward as a preferred option for consultation in April 2016.

5.1061 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered the site habitats to be of nature conservation value at local level only, although they have some potential to support protected species such as Badger, Brown hare, Hedgehog and foraging bats.

5.1062 There are three Grade II Listed Buildings within the 400m buffer. The Landscape, Local Green Space and Heritage Impact Study (August 2016) found that development would have the potential to adversely affect the setting of the church to the north-west of the site. The study considered that a mitigation strategy including the use of vegetation screening along the north-west and southern boundaries of the site would reduce effects to the heritage assets.

5.1063 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of low landscape sensitivity. The study found that the site is enclosed by Mill Lane to the north, linear development on the A520 to the south as well as development to the west, resulting in relatively low visual prominence. The study considered that the site fits well within the existing settlement form as it forms a gap in development on Mill Lane.

5.1064 There are local issues with surface water flooding, including a poor quality culvert downstream under Leek Road, early engagement with the Environment Agency and County Council flood team should be required.

5.1065 The site was not proposed for inclusion in the preferred option Local Plan July 2017.

Sites (5+ dwellings) - within the current Green Belt

WR005

5.1066 The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing

employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets and ecological value.

5.1067 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

WR014A

5.1068 The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment and services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets and ecological value.

5.1069 The site lies within the area considered to form an important landscape setting to the settlement. The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

Smaller Villages

Bagnall

Sites (5+ dwellings) - within the current Green Belt

BG008

5.1070 The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to also have a negative effect.

5.1071 This site is in Bagnall Conservation Area and the impact of development on the historic settlement form requires further consideration. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1072 Bagnall is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed in to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

BG014

5.1073 The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to also have a negative effect.

5.1074 The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.1075 Bagnall is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

BG015

5.1076 The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to also have a negative effect.

5.1077 The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.1078 Bagnall is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Blackshaw Moor

Sites (5+ dwellings) - within the draft infill boundary

BL006

5.1079 The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to have a negative effect.

5.1080 Blackshaw Moor is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

BL007

5.1081 The site's accessibility to areas of existing employment is considered to have a significant positive effect. The proposed delivery of 7 dwellings is likely to have a positive effect, as could the site's accessibility to areas of open space. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.

5.1082 Blackshaw Moor is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

OC050 Former Anzio Camp

5.1083 The potential delivery of some housing and extra care units is considered to have a positive effect, as could the site's accessibility to areas of open space and possible contribution to investment in tourism. However the site is inaccessible to services and facilities which is likely to have a significant negative effect, as is the potential impact on landscape character and the setting of the Peak District National Park. Similarly the proximity to an SBI is likely to lead to negative effects.

Caverswall

Sites (5+ dwellings) - within the infill boundary

CV005

5.1084 The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets. The ecological value of the site is likely to have a negative effect.

5.1085 This site is in the Conservation Area and the impact of development on the historic settlement form requires further consideration.

5.1086 Caverswall is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Sites (5+ dwellings) - within the current Green Belt

CV004

5.1087 The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets.

5.1088 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1089 Caverswall is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

CV006

5.1090 The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets. The ecological value of the site is likely to have a negative effect.

5.1091 This site is in the Conservation Area and the impact of development on the historic settlement form requires further consideration. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1092 Caverswall is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Cookshill

Sites (5+ dwellings) - within the current Green Belt

CL004

5.1093 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets is likely to have a positive effect. However, the site is inaccessible to

services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The ecological value of the site is likely to have a negative effect.

5.1094 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1095 Cookshill is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

CL007

5.1096 The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The ecological value of the site and its proximity to historic assets is likely to have a negative effect.

5.1097 The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.1098 Cookshill is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Checkley

Sites (5+ dwellings) - outside the infill boundary

CK007

5.1099 The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The site's proximity to historic assets is likely to have a negative effect.

5.1100 Checkley is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

CK008

5.1101 The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The site's proximity to historic assets is likely to have a negative effect.

5.1102 Checkley is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Dilhorne

Sites (5+ dwellings) - within the Green Belt

DH004

5.1103 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and distance from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.

5.1104 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1105 Dilhorne is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

DH013

5.1106 The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and distance from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.

5.1107 The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.1108 Dilhorne is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

DH018

5.1109 The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's ecological value.

5.1110 The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.1111 Dilhorne is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

DH026

5.1112 The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's ecological value and proximity to historic assets.

5.1113 The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.1114 Dilhorne is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Draycott

Sites (5+ dwellings) - within the current Green Belt

DC003

5.1115 The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets and development of greenfield, grade 3 ALC land. The site's ecological value is likely to have a negative effect.

5.1116 The site is adjacent to the Old Rectory (Grade II listed), a heritage impact assessment will be required. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1117 Draycott is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Foxt

Sites (5+ dwellings) - outside the draft infill boundary

FO008

5.1118 The site has good accessibility to areas of existing employment which is likely to have a significant positive effect. Similarly, the proposed delivery of circa 8 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space. However, the site is inaccessible to services and facilities and is in proximity to designated assets, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.

5.1119 Foxt is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Hollington

Potentially suitable sites (5+ dwellings) - outside the draft Infill Boundary

HO002

5.1120 The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.

5.1121 The site is located in a sensitive area close to Hollington House (Grade II listed), a heritage impact assessment will be required.

5.1122 Hollington is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

HO003

5.1123 The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.

5.1124 The site is located in a sensitive area close to Hollington House (Grade II listed), a heritage impact assessment will be required.

5.1125 Hollington is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Hulme

Sites (5+ dwellings) - within the current Green Belt

HU002

5.1126 The proposed delivery of circa 5 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space, areas of existing employment and location away from historic assets is likely to have a positive effect, as could the development of brownfield land. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated assets.

5.1127 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1128 Hulme is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Kingsley Holt

Sites (5+ dwellings) - within the infill boundary

KH018

5.1129 The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and areas of existing employment is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.

5.1130 Kingsley Holt is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Sites (5+ dwellings) - outside the infill boundary

KH009

5.1131 The proposed delivery of circa 9 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and areas of existing employment is likely to have a positive effect, as could its location away from historic assets and the development of brownfield land. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated assets.

5.1132 Kingsley Holt is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

ADD007

5.1133 The proposed delivery of circa 52 dwellings is considered to have a significant positive effect. The site's accessibility to areas of existing employment is considered to have a positive effect. However, the site's inaccessibility to services and facilities is likely to have a significant negative effect. Similarly, the site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.

5.1134 Kingsley Holt is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Leekbrook

Sites (5+ dwellings) - within the infill boundary

LB006

5.1135 The site's accessibility to areas of existing employment is likely to have a significant positive effect. Similarly, the proposed delivery of circa 6 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space and its location away from designated and historic assets. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.

5.1136 Leekbrook is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Sites (5+ dwellings) - outside the infill boundary

LB011

5.1137 The site's accessibility to areas of existing employment is likely to have a significant positive effect. Similarly, the proposed delivery of circa 6 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space and its location away from designated and historic assets. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.

5.1138 Leekbrook is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes.

LB012

5.1139 The site's accessibility to areas of existing employment is likely to have a significant positive effect. Similarly, the proposed delivery of circa 6 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space and its location away from designated and historic assets. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.

5.1140 Leekbrook is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Longsdon

Sites (5+ dwellings) - (partly) within the draft infill boundary (and partly in Green Belt)

LO002

5.1141 The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to designated and historic assets.

5.1142 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1143 Longsdon is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

LO007

5.1144 The proposed delivery of circa 5 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to designated and historic assets.

5.1145 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1146 Longsdon is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new

homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Sites (5+ dwellings) - (mostly) within the current Green Belt

LO021

5.1147 The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to designated and historic assets.

5.1148 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1149 Longsdon is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Lower Tean

Sites (5+ dwellings) - outside the infill boundary

LT001

5.1150 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and proximity to historic assets. The site's proximity to designated assets and the inaccessibility of areas of existing employment are likely to have a negative effect.

5.1151 The site adjoins Willowgate (Grade II listed), a heritage impact assessment will be required.

5.1152 Lower Tean is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

LT002

5.1153 The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant

negative effect, as could the development of greenfield, grade 3 ALC land and proximity to historic assets. The site's proximity to designated assets and the inaccessibility of existing employment are likely to have a negative effect.

5.1154 The site is located close to the historic core of the village and there are listed buildings adjacent to the site. Heritage impact assessment will be required.

5.1155 Lower Tean is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Oakamoor

Sites (5+ dwellings) - (access point) within infill boundary

OA026

5.1156 The proposed delivery of circa 11 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1157 Oakamoor is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Sites (5+ dwellings) - outside infill boundary

OA016

5.1158 The proposed delivery of circa 9 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1159 Oakamoor is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

OA030

5.1160 The proposed delivery of circa 23 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1161 The site lies within the area considered to form an important landscape setting to the settlement. Oakamoor is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

OA31

5.1162 The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1163 The site lies within the area considered to form an important landscape setting to the settlement. Oakamoor is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Rudyard

Sites (5+ dwellings) - within current Green Belt

RU016

5.1164 The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1165 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1166 Rudyard is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new

homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

RU020

5.1167 The proposed delivery of circa 14 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1168 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1169 Rudyard is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Rushton Spencer

Sites (5+ dwellings) - within infill boundary

RS005

5.1170 The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1171 Rushton Spencer is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Sites (5+ dwellings) - within current Green Belt

RS009

5.1172 The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1173 The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.1174 Rushton Spencer is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Potentially suitable sites (5+ dwellings) - outside infill boundary

RS007

5.1175 The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1176 Rushton Spencer is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

RS015

5.1177 The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1178 Rushton Spencer is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Stockton Brook

Sites (5+ dwellings) - within the current Green Belt

SB014

5.1179 The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets are likely to have a positive effect. However, the site is inaccessible to

services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's ecological importance and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1180 The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1181 Stockton Brook is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes.

SB016

5.1182 The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, ecological value and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1183 The site adjoins Caldon Canal Conservation Area and four listed buildings are within 100m; a heritage impact assessment will be required. The Council's Green Belt Review concluded that the site could be considered for release from the Green Belt if exceptional circumstances can be demonstrated.

5.1184 Stockton Brook is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

ADD08

5.1185 The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets and ecological value are likely to have a negative effect.

5.1186 The Council's Green Belt review did not recommend considering the site for release from the Green Belt.

5.1187 Stockton Brook is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Whiston

Sites (5+ dwellings) - outside the infill boundary

WH002

5.1188 The proposed delivery of circa 10 dwellings and proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated and historic assets.

5.1189 Previous land use may have caused contamination of the ground and redevelopment may pose a risk to the water environment - a risk assessment is required. Whiston Brook is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

WH009A

5.1190 The proposed delivery of circa 15 dwellings and proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1191 Whiston Brook is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

WH015

5.1192 The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the proposed delivery of circa 6 dwellings are likely to have a positive effect. However, the site is inaccessible to services and facilities is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1193 Whiston Brook is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

WH016

5.1194 The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the proposed delivery of circa 6 dwellings are likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1195 Whiston Brook is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

WH018

5.1196 The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the proposed delivery of circa 5 dwellings are likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

5.1197 Whiston Brook is defined in the Core Strategy as a smaller village. In line with the proposed development approach no site allocations were proposed as preferred options for consultation in April 2016. An infill boundary was proposed to accommodate delivery of new homes. Similarly no site allocations were proposed as preferred options for consultation in July 2017, however the infill boundary proposal was replaced by a criteria based approach to support sustainable infill development.

Other Areas

Sites (5+ dwellings) - within current Green Belt

OC003 (south of Hulme)

5.1198 The development of brownfield, grade 4 ALC land is considered to have a positive effect, as could the site's accessibility to areas of open space and the proposed delivery of circa 6 dwellings. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets are likely to have a negative effect.

5.1199 The Council's Green Belt review did not recommend considering the site for release from the Green Belt. This site was not taken forward as a preferred option for consultation in April 2016.

Sites (5+ dwellings) - outside infill boundary

OC001 (Bolton Copperworks, Froghall) - mixed use

5.1200 The proposed delivery of a mixed use development including the potential for housing, employment, leisure and tourist-related retail and accommodation is considered to have a significant positive effect, as could the site's accessibility to areas of open space and possible contribution to investment in tourism. Re-development of a previously developed site, now under-used, is also considered to have positive effects. However the site is inaccessible to services and facilities which is likely to have a significant negative effect, as is the potential impact on landscape character and heritage assets. Similarly the proximity to a SSSI and SBI and proposals for development on land in Flood Zones 2 and 3 are likely to lead to negative effects.

5.1201 This is a major developed area identified in the Core Strategy and a key opportunity site identified in the Churnet Valley Masterplan. The site is a former copper works, with existing industrial development in the centre of the site adjacent to Froghall Road and the A52, and hard-standing where previous development stood in the north and south of the site.

5.1202 The Extended Phase 1 Habitat Surveys and Local Wildlife Site Assessment (May 2017) considered the majority of the site to be made up of habitats of conservation value at site level only (i.e. hard standing and buildings, scattered trees and scrub, tall ruderal vegetation and amenity grassland). Although relatively small in area, the river Churnet and its tributary were found to be prominent habitat features of the site and to provide excellent connectivity with the surrounding landscape to the north-east, south-east and north-west. For this reason the river habitat was considered to be of importance to conservation at the local level. Similarly, the broad-leaved semi-natural woodland running alongside the Caldon Canal is an important connecting feature with the surrounding landscape and was also considered to be of importance to conservation at the local level. Species recorded on site were common and widespread both at a county and national level. Nevertheless the site has potential to support a number of notable protected species; pond surveys are required for great crested newts; along with surveys for bat roosts, badger and reptiles; whilst otter, water vole and white-clawed crayfish should be surveyed for along the lengths of both watercourses.

5.1203 The site was considered by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016) to be of medium landscape sensitivity. The study found that the site has low visual prominence as it is located at the bottom of a wooded valley. Views of the site are available from the adjacent roads, and from sections of the Caldon Canal. Site-specific landscape mitigation measures could include planting and landscaping adjacent to the canal and roads, and parameters set for building heights.

5.1204 There is one Grade II Listed Building within the site boundary and an additional five Listed Buildings in the 400m buffer. A Conservation Area is adjacent to the northern boundary of the site. The Landscape, Local Green Space and Heritage Impact Study (August 2016) considered that the canal has a close association with the industrial and natural landscape and its setting contributes to its significance. Despite this the study concludes that appropriate development can be mitigated through the setting back of development boundaries from the Listed Building and Conservation Area and through conservation of the Listed Building.

5.1205 There is an opportunity for contribution to the District's Green Infrastructure Network. The site was proposed for inclusion in the preferred option Local Plan July 2017.

OC055 (Blythe Park, Cresswell) - employment use

5.1206 The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site is located away from designated and historic assets. However, the site is inaccessible to services and facilities, is partially within a flood zone which are both assessed to have a significant negative effect. The development of greenfield, grade 4 ALC land is considered to have a negative effect.

5.1207 Site has outline permission (SMD/2014/0576) for up to 168 dwellings and up to 33,480sqm of Use Class B1, B2 and B8 floorspace.

5.3.1 Gypsy and Traveller site options

TR001: Land south of Uttoxeter Road, Blythe Bridge (BB021)

5.1208 The site has the potential to bring forward a minimum of 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. The development of this approx 1ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However, there is scope that the site could be designated SBI land which would have a significant negative effect and there may be some remaining flood risk which is also likely to have a negative effect.

5.1209 This site was not taken forward as a preferred option for consultation in April 2016.

TR002: Land at 459 Uttoxeter Road, Blythe Bridge (BB087)

5.1210 The site has the potential to bring forward a minimum of 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as is the use of a plot currently given to hard-standing. The development of this approx 0.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However, the site's proximity to historic assets is likely to have a negative effect.

5.1211 This site was taken forward as a preferred option for consultation in April 2016.

TR003: Chandni Cottage / Roadhouse cafe, Draycott Road, Blythe Bridge

5.1212 The site has the potential to bring forward approximately 6 pitches and make a contribution towards meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as is the use of a previously developed plot, although it may entail the loss of an existing building. The development of this approx 0.1ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. However the potential displacement of a business and the site's proximity to historic assets are likely to have negative effects.

5.1213 This site was not taken forward as a preferred option for consultation in April 2016.

TR004: Disused premises north of Knights of Cheadle / south of A T Moss, off The Green / Dilhorne Road, Cheadle (CH020)

5.1214 The site has the potential to bring forward 6 - 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect, as is the site's proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could its location away from historic assets. The development of this approx 0.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However, the site is partly within a flood zone which is likely to have a significant negative effect. The potential ecological value of the site is also likely to have a negative effect.

5.1215 This site was not taken forward as a preferred option for consultation in April 2016.

TR005: Checkley Rose Cottage

5.1216 The site has the potential to bring forward 3 pitches and contribute to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could its location away from historic assets. However the development of this approx 0.08ha site is not considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity and this is likely to have a significant negative effect.

5.1217 This site was not taken forward as a preferred option for consultation in April 2016.

TR006: Cresswell former Railway Station

5.1218 The site has the potential to bring forward 6 - 8 pitches (although this may be reduced following consideration of set off distances from the railway line and roads) and contribute to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. Similarly, the site's accessibility to services and facilities, and in particular to areas of existing employment, is likely to have a positive effect. The development of this approx 0.25ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity however as the site runs adjacent to the regularly used Stoke to Derby railway line, on-site sound attenuation measures may be required. The site's proximity to historic assets is likely to have a negative effect.

5.1219 This site was not taken forward as a preferred option for consultation in April 2016.

TR007: Fole Dairy, Uttoxeter Road, Fole

5.1220 The site has the potential to bring forward a minimum of 8 pitches meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect. The development of this approx 2ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However the southern edge of the site is in flood zone 3 and the site is likely to be affected to some degree by flood risk, this is likely to have a significant negative effect.

Similarly the site's inaccessibility to services and facilities, including areas of existing employment, is also likely to have a negative effect, as is the site's proximity to historic assets.

5.1221 This site was not taken forward as a preferred option for consultation in April 2016.

TR008: Farm buildings / land west of 75 Uttoxeter Road , Blythe Bridge

5.1222 The site has the potential to bring forward a minimum of 8 pitches meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect. The development of this approx 0.7ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The accessibility of the site to services and facilities, including areas of existing employment and public transport is likely to have a positive effect. However the location of this greenfield site within the Green Belt requires further assessment to identify any impact on landscape character.

5.1223 This site was not taken forward as a preferred option for consultation in April 2016.

TR009: Crown Inn premises, Tean Road, Mobberley, Cheadle

5.1224 The site has the potential to bring forward 3 - 4 pitches, making a contribution to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The accessibility of the site to services and facilities, including areas of existing employment and public transport is likely to have a positive effect. However the development of this approx 0.16ha site is not considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity.

5.1225 This site was not taken forward as a preferred option for consultation in April 2016.

TR010: Waggon and Horses Pub premises, Leek Road, Kingsley Moor

5.1226 The site has the potential to bring forward 6 - 8 pitches, making a contribution to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.2ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However the location of this brownfield site within the Green Belt requires further assessment to identify any impact on landscape character. Similarly the site's inaccessibility to services and facilities, including areas of existing employment, is also likely to have a negative effect.

5.1227 This site was not taken forward as a preferred option for consultation in April 2016.

TR011: Land adjacent "Rocklands", 92 Draycott Road, Upper Tean

5.1228 The site has the potential to bring forward a minimum of 8 pitches, meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect. The development of this approx 1.2ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. Whilst the site is within 1km of a village centre with some facilities and this is considered to have a positive effect, a lack of access to public transport and the site's

inaccessibility to areas of existing employment are likely to have a negative effect. A small area at the northern boundary of the site is in flood zone 3 and the site is likely to be affected to some degree by flood risk, this is likely to have a significant negative effect.

5.1229 This site was not taken forward as a preferred option for consultation in April 2016.

TR012: Parcel opposite Richmoorhill Farm, Kingsley Road, Cellarhead

5.1230 The site has the potential to bring forward a minimum of 8 pitches, meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect. The development of this approx 0.7ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However the site's inaccessibility to services and facilities, including areas of existing employment is likely to have a negative effect. The site's proximity to heritage assets and the presence of mature trees are also likely to have a negative effect. In addition, the location of this greenfield site within the Green Belt requires further assessment to identify any impact on landscape character.

5.1231 This site was not taken forward as a preferred option for consultation in April 2016.

TR013: Mobberley Works - northern area, Tean Road, Cheadle

5.1232 The site has the potential to bring forward 6 - 8 pitches, contributing towards meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site's accessibility to an area of existing employment is likely to have a positive effect. However part of the site to the west is within flood zone 3 and the site is likely to be affected to some degree by flood risk and this is likely to have a significant negative effect. Also the site's inaccessibility to services and facilities is likely to have a negative effect, as is the presence of mature trees. In addition, the location of this greenfield site within the Green Belt requires further assessment to identify any impact on landscape character.

5.1233 This site was not taken forward as a preferred option for consultation in April 2016.

TR014: Field west of "Bank View", Draycott Road, Upper Tean

5.1234 The site has the potential to bring forward 6 - 8 pitches, contributing towards meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.7ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However the site's inaccessibility to services and facilities (including to areas of existing employment) and isolation from the public transport network is likely to have a negative effect. In addition, the location of this greenfield site within an area considered to be classified as Grade 3 Agricultural Land and where development may lead to prominent intrusion into the countryside, requires further assessment to identify any impact on landscape character and the loss of best and most versatile agricultual land.

5.1235 This site was not taken forward as a preferred option for consultation in April 2016.

TR015: Parcel north of Quabbs Lane, off Forsbrook - Cheadle Road

5.1236 The site has the potential to bring forward around 6 pitches, contributing towards meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.2ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity, particularly if the number of pitches delivered is managed accordingly. However the site's inaccessibility to services and facilities (including to areas of existing employment) and isolation from the public transport network is likely to have a negative effect. In addition, the location of this mixed greenfield / brownfield site in the Green Belt requires further assessment to identify any impact on landscape character.

5.1237 This site was not taken forward as a preferred option for consultation in April 2016.

TR016: Former Timber Yard off Draycott Cross Road, Cheadle

5.1238 The site has the potential to bring forward 6 - 8 pitches, contributing towards meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.3ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is close to an area of existing employment and its development is not expected to result in the loss of best and most versatile agricultural land, and these are likely to have positive effects. However the site's inaccessibility to services and facilities and isolation from the public transport network are likely to have a significant negative effect. Development for pitches would lead to the loss of employment land and this is also likely to have a negative effect. In addition, the location of this brownfield site in the Green Belt requires further assessment to identify any impact on landscape character.

5.1239 This site was not taken forward as a preferred option for consultation in April 2016.

TR017: Land north west of 113 Leek Road, Cheadle

5.1240 The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect. The development of this approx 0.8ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is reasonably close to Cheadle facilities and an area of existing employment and this is likely to have a positive effect. However the site's development could result in the loss of best and most versatile agricultural land and this is likely to result in a negative effect. In addition, the location of this greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.

5.1241 This site was not taken forward as a preferred option for consultation in April 2016.

TR018: "The Ark", agricultural building and land off Cheadle Road, Boundary

5.1242 The site has the potential to bring forward 6 - 8 pitches and contribute to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.4ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. There are no known biodiversity or heritage constraints and this is also considered to have a positive effect. However the site's relative inaccessibility to services and facilities,

including areas of existing employment opportunities is likely to result in a negative effect. In addition, the location of this greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.

5.1243 This site was not taken forward as a preferred option for consultation in April 2016.

TR019: Land at ARB Treecare, A521 / Draycott Cross Road, Cheadle

5.1244 The site has the potential to bring forward a minimum of 8 pitches, meeting the identified housing needs of the Gypsy and Traveller communities, and this is considered to have a significant positive effect. The development of this approx 2.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. There are no known biodiversity or heritage constraints (although there are some mature trees on site) and this is also considered to have a positive effect. However the eastern portion of the site is in flood zone 2 / 3 and the site is likely to be affected to some degree by flood risk, this is likely to have a significant negative effect. In addition, the location of this largely greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.

5.1245 This site was not taken forward as a preferred option for consultation in April 2016.

TR020: Land between "Serendipity" and Bank House Farm, Leek Road, nr Weston Coyney

5.1246 The site has the potential to bring forward 6 - 8 pitches and contribute to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.4ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. There are no known biodiversity or heritage constraints and this is also considered to have a positive effect, although the site is within 300m of a woodland Site of Biological Importance and further work is needed to identify any potential impacts and mitigation measures. The site's relative inaccessibility to services and facilities, including areas of existing employment opportunities is likely to result in a negative effect. In addition, the location of this greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.

5.1247 This site was not taken forward as a preferred option for consultation in April 2016.

TR021: Land south of Draycott Cross Road industrial estate / north of Commonside Nurseries, Cheadle

5.1248 The site has the potential to bring forward 6 - 8 pitches and contribute to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.7ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is close to an area of existing employment opportunity and this is also considered to have a positive effect. There are no known biodiversity or heritage constraints, although the site has a number of mature trees and is within 100m of a Biodiversity Alert Site, so further work is needed to identify any potential impacts and mitigation measures. The site's inaccessibility to services and facilities including public transport, is likely to result in a significant negative effect. In addition, the location of this greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.

5.1249 This site was not taken forward as a preferred option for consultation in April 2016.

TR022: Between Hands Farm and "The Mount" Petrol Station, off Leek Road, Cellarhead

5.1250 The site has the potential to bring forward 6 - 8 pitches and contribute to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. There are no known biodiversity or heritage constraints and this is also considered to have a positive effect. However the site's relative inaccessibility to services and facilities, including areas of existing employment opportunities is likely to result in a negative effect. In addition, the location of this greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.

5.1251 This site was not taken forward as a preferred option for consultation in April 2016.

TR023: Land at Anzio Camp, Buxton Road, Blackshaw Moor

5.1252 The site has the potential to bring forward a minimum of 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect. The development of this approx 1.25ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However the site is in close proximity to a heritage asset and an SBI, further assessment is required to identify any effects and possible mitigation measures. The site's inaccessibility to services and facilities, including areas of existing employment opportunities is likely to result in significant negative effects.

5.1253 The site has permission for the erection of extra care housing, live work units, ancillary social centre and facilities building plus change of use to holiday park, under SMD/2014/0683.

5.1254 This site was not taken forward as a preferred option for consultation in April 2016.

TR024: Land and buildings at the New Inn, Leek Road, Longsdon

5.1255 Site granted approval for residential development SMD/2012/0669

TR025: Land at Northern Countryside Works Depot, Salters Lane, Werrington

5.1256 The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.4ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. It is in close proximity to Werrington centre which has a range of services/facilities access to bus services which is a positive impact There are no known heritage or biodiversity constraints and but some of the buildings on the site may have potential to support nesting birds the impact on these is therefore neutral although the exact impact is unknown. The site is a mix of brownfield and greenfield and is not in agricultural use. It is in the Green Belt and would not lead to a loss of agricultural land. The location of this site in the Green Belt requires further assessment to identify any impact on landscape character.

5.1257 This site was not taken forward as a preferred option for consultation in April 2016.

TR026: Land at Kniveden Hall, Mount Road, Leek

5.1258 The is a large site which has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approximately 2.584ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. It is in close proximity to Leek which has a range of services/facilities employment access to bus services which is a positive impact. There are known biodiversity constraints which have a negative impact although the exact effect is uncertain. The site is brownfield and is not in agricultural use and would not lead to a loss of agricultural land.

5.1259 This site was not taken forward as a preferred option for consultation in April 2016.

TR027: Land/buildings of former Meadows Special School, Tunstead Road Knypersley

5.1260 The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.4ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. It is in close proximity to Biddulph centre which has a range of services/facilities employment access to bus services which is a positive impact. It has some biodiversity potential although the exact effects are uncertain. There are also listed buildings close to the site both of which lead to a negative impact.

5.1261 This site was not taken forward as a preferred option for consultation in April 2016.

TR028: Land adjacent (west off) Draycott Moor College, Draycott Old Road, Draycott in the Moors

5.1262 This is a small site which has the potential to bring forward some pitches but not all the pitches required to meet the identified needs of the Gypsy and Traveller communities and this is considered to have a negative effect. It is approximately 1.5km form Blythe Bridge which has a range of services/facilities employment access to bus services which is a neutral impact. There are no known biodiversity or heritage constraints, and the site are not in agricultural use would not lead to a loss of agricultural land.

5.1263 This site was not taken forward as a preferred option for consultation in April 2016.

TR029: Land between11 Whiston Eaves Lane and children's play area, Whiston

5.1264 The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.8ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The are some services/facilities in Whiston with a larger range of services/facilities in the nearby centres at Froghall, Oakamoor and Kingsley between 2-3.7km. Access to employment nearby is limited. There is a limited bus service. Overall this has been assessed as having a neutral impact. There are no known biodiversity constraints.

5.1265 This site was not taken forward as a preferred option for consultation in April 2016.

TR030: Land east of Leek High School Playing fields, off Mount Road, Leek

5.1266 This is a large site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 3.1ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is relatively close to Leek with a range of services /facilities access to public transport and employment opportunities and this is assessed as a positive impact. There are no known heritage or biodiversity constraints.

5.1267 This site was not taken forward as a preferred option for consultation in April 2016.

TR031: Ladderedge SCC Depot, Ladderedge, Leek

5.1268 The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 1ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is relatively close to Leek with a range of services /facilities access to public transport and employment opportunities and this is assessed as a positive impact. There are no known heritage or biodiversity constraints on the site but it is next to the Country Park which has biodiversity value.

5.1269 This site was not taken forward as a preferred option for consultation in April 2016.

TR032: Land off Brooklands Way, Leekbrook

5.1270 This is a large site which has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 8.13ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is some distance from to Leek/Cheddleton and services/facilities and employment opportunities, there is a bus but not in close proximity to the site. This is considered to have a negative impact. It has biodiversity importance most of it being within a SBI. In addition, the location of this greenfield site requires further assessment to identify any impact on landscape character.

5.1271 This site was not taken forward as a preferred option for consultation in April 2016.

TR033: Triangular field by Old Quarry Works, Uttoxeter Road, Blythe Bridge

5.1272 The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.44ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is close to Blythe Bridge which has a range of services/facilities including a train station. This is considered to have a positive impact. There are no known biodiversity constraints. . In addition, the location of this greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.

5.1273 This site was not taken forward as a preferred option for consultation in April 2016.

5.4 Appraisal of alternative development approaches for Cheadle

Background

5.1274 Cheadle is the district's smallest town, located 10 miles south east of Leek and 10 miles west of the north Staffordshire conurbation. Cheadle has suffered from under-investment and a poor infrastructure and its town centre has declined in recent years, although a successful Heritage Economic Regeneration Scheme has led to some improvements. Whilst the town has some notable buildings, including St. Giles' RC Church, one of the finest works of the celebrated Victorian architect A W Pugin, the majority of its houses have been built since the First World War. Cheadle is only 4 miles from the A50 Stoke to Derby road that links the M1 and M6 motorways.

5.1275 The adopted Core Strategy sets out Cheadle's role in the District as a significant service centre and market town with scope to be enhanced and strengthened. The identified priorities for the town are to expand its housing market area and range of community provision; creating further employment growth and increasing the diversity of employment opportunities; expanding its retailing centre; and improving environmental quality and accessibility. The Council's Development Capacity Study indicates scope to accommodate further growth that will address issues of under-investment and under-performance, contribute to achieving a more sustainable settlement and help meet the needs of the District.

5.1276 The strategy for Cheadle set out in the adopted Core Strategy is based on taking a comprehensive view of the expansion of the town and programming ahead for the phased release of land and related infrastructure improvements. The Core Strategy notes that this will take the form of urban extensions involving housing and employment development with related leisure and community facilities as part of an overall regeneration and growth strategy.

Selection of alternatives for appraisal - April 2016

5.1277 In identifying sites for inclusion in the Local Plan: Preferred Options Sites and Boundaries (April 2016), a number of reasonable alternative development approaches were considered for Cheadle, in line with the strategy set out above. In the first instance these were:

- Option 1: Northern Focus
- Option 2: South western focus
- Option 3: Scattered approach

5.1278 **Option 1: Northern focus** proposes growth centred on extending Cheadle to the north. This option proposes including the following housing sites within the preferred options (sites and boundaries) Local Plan:

Sites within development boundary	Potential yield (Number new homes)
CH001	240
CH004	45
CH006	36
CH009	16

Sites within development boundary	Potential yield (Number new homes)
CH024	45
CH015	32
CH002A	26
CH002B	42
CH013	50
CH020	42
Other potential sites	
CH073B	114
CH132	80
CH081	110
CH080	80
CH129	120

Table 5.7 Proposed sites comprising Northern Focus

5.1279 **Option 2: South Western focus** proposes growth centred on extending Cheadle to the south west. This option proposes including the following housing sites within the preferred options (sites and boundaries) Local Plan:

Sites within development boundary	Potential yield (Number new homes)
CH001	240
CH004	45
CH006	36
CH009	16
CH024	45
CH015	32
CH002A	26
CH002B	42
CH013	50
CH020	42
Other potential sites	

Sites within development boundary	Potential yield (Number new homes)
CH085A	150
CH085B	80
CH085C	150
CH085D	115
CH093	165
CH128	28

Table 5.8 Proposed sites comprising South Western Focus

5.1280 **Option 3: Scattered approach** proposes a spread of growth based on a number of small scale extensions to the periphery of Cheadle. This option proposes including the following housing sites within the preferred options (sites and boundaries) Local Plan:

Sites within development boundary	Potential yield (Number new homes)
CH001	240
CH004	45
CH006	36
CH009	16
CH024	45
CH015	32
CH002A	26
CH002B	42
CH013	50
CH020	42
Other potential sites	
CH132	80
CH128	28
CH075A	50
CH075B	60
CH075C	125
CH081	110

Sites within development boundary	Potential yield (Number new homes)
CH085A	75
CH085D	50

Table 5.9 Proposed sites comprising Scattered Approach

Summary of appraisal findings - April 2016

5.1281 The full SA appraisal matrices recording the detail of the appraisal of each of these options are provided in section 9. The summary of findings is set out below.

Option 1 - Summary of significant effects

5.1282 Sites comprising the option "northern focus" are located both within and outside the existing settlement boundary. The sites are a range of sizes, four are large enough to yield over 100 homes each, a further three are each expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community.

5.1283 A further positive effect of the option is the opportunity it provides for the delivery of a new school. A new school in the north of Cheadle could be expected to ease some pressure on peak time journeys to the existing schools that are concentrated in the south west of the town. This is likely to result in positive effects on the town centre and may help support opportunities for investment in culture and tourism with positive effects on the local economy.

5.1284 All the sites comprising this option could deliver development within 500m of a bus stop and all but three sites are within 1,200m of the town centre with its wide range of key services and facilities. This is likely to result in positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre, providing support for walking and cycling and reducing the need to travel by car. However sites CH080, CH081 and CH132 are more than 1,200m away from the town centre, so this option could result in existing services and facilities being inaccessible for residents of some new developments.

5.1285 There is potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. The option includes sites CH002a and CH024 which border Cecilly Brook Local Nature Reserve (LNR), one of the most important sites for water voles (a protected species) in Staffordshire. In addition, sites CH002b, CH006 and CH009 are within 100m of the Reserve. CH129 is within 100m of Hales Hall Pool LNR. Sites CH073b and CH081 are within 200m of one of these Local Nature Reserves.

5.1286 This option is also likely to result in the development of sites subject to risk from flooding, the option includes sites CH002a, CH006, CH020, CH080, CH081 and CH132 all of which are partly located within a flood zone 3 area.

5.1287 Dependent on proposal specific information, there is scope that the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage assets. Sites CH009, CH013, CH015, CH024, CH080 and CH081 are

within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset.

5.1288 Likely negative effects on landscape character have also been identified, sites CH073B, CH080, CH081, CH129 and CH132 are all greenfield sites outside the current development boundary, however none are within the area identified as "important landscape setting to settlement".

5.1289 The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments.

Option 2 - Summary of significant effects

5.1290 Sites comprising the option "south western focus" are located both within and outside the existing settlement boundary. The sites are a range of sizes, five are large enough to yield over 100 homes each, a further two are expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community.

5.1291 A further positive effect of the option is the opportunity it provides for the delivery of a southern link road to help relieve traffic congestion in the town centre. However focusing new development where there is an existing cluster of schools may exacerbate congestion at peak times from concentrating journeys to school into one area of town. Unless the new journeys to school are mainly made on foot, this may result in negative effects on the town centre. All of the sites comprising this option could deliver development within 500m of a bus stop and all but two are within 1,200m of the town centre with its wide range of key services and facilities. This is likely to result in positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre, providing support for walking and cycling and reducing the need to travel by car. However sites CH093 and CH128 are more than 1,200m away from the town centre, so this option could result in existing services and facilities being inaccessible for residents of some new developments.

5.1292 There is potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. The option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles (a protected species) in Staffordshire. In addition, sites CH002B, CH006 and CH009 are within 100m of the Reserve.

5.1293 This option is also likely to result in the development of sites subject to risk from flooding, the option includes sites CH002A, CH006, CH020 and CH085B all of which are partly located within a flood zone 3 area; and sites CH085A and CH093 that are partly within flood zone 2.

5.1294 Dependent on proposal specific information, the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage assets. Sites CH009, CH013, CH015, CH024, CH085C, CH085D, CH093 and CH128 are within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset.

5.1295 Likely negative effects on landscape character have also been identified; sites CH085A, B, C and D, CH093 and CH128 are all greenfield sites outside the current development boundary, however none are within the area identified as "important landscape setting to settlement". Sites CH093 and CH128 have been recommended as appropriate to consider for release from the Green Belt under exceptional circumstances.

5.1296 The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments.

Option 3 - Summary of significant effects

5.1297 Sites comprising the option "scattered approach" are located both within and outside the existing settlement boundary. The sites are a range of sizes, three are large enough to yield over 100 homes each, a further six are each expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community.

5.1298 A further positive effect of the option is the opportunity it provides for the delivery of a new school. A new school in the north of Cheadle could be expected to ease some pressure on peak tine journeys to the existing schools that are concentrated in the south west of the town. However this option also includes some sites comprising a small scale extension to the south west, where there is an existing cluster of schools and this may contribute to "school run congeston" issues in this part of the town. All of the sites comprising this option could deliver development within 500m of a bus stop and all but three are within 1,200m of the town centre with its wide range of key services and facilities. This is likely to result in positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre, providing support for walking and cycling and reducing the need to travel by car. However sites CH081, CH128 and CH132 are more than 1,200m away from the town centre, so this option could result in existing services and facilities being inaccessible for residents of some new developments.

5.1299 There is potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. The option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles (a protected species) in Staffordshire. In addition, sites CH002B, CH006 and CH009 are within 100m of the Reserve.

5.1300 This option is also likely to result in the development of sites subject to risk from flooding, the option includes sites CH002A, CH006, CH020, CH81 and CH132 all of which are partly located within a flood zone 3 area; and site CH085A that is partly within flood zone 2.

5.1301 Dependent on proposal specific information, the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage assets. Sites CH009, CH013, CH015, CH024, CH075C, CH081, CH085D, and CH128 are within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset.

5.1302 Likely negative effects on landscape character have also been identified; sites CH075A, B and C, CH081, CH085A and D, CH128 and CH132 are all greenfield sites outside the current development boundary; sites CH075A, B and C lie in the area identified as "important landscape setting to settlement, where impacts may be most significant. Site CH128 has been recommended as appropriate to consider for release from the Green Belt under exceptional circumstances.

5.1303 The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments

Mitigation measures proposed

5.1304 It is possible that likely significant effects identified via the SA can be mitigated. To assist this, the following measures have been identified during the appraisal of alternative development approaches. These recommendations will be included in the review of policies undertaken as part of Local Plan preparation.

5.1305 Local Plan policies should help to ensure that:

- Good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
- The needs of all members of the community can be addressed by helping to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.
- New developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
- New developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
- Developments include appropriate landscaping to aid removal of air pollutants and provide support for the Cheadle Transport Package.
- New developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.
- Impacts on biodiversity are minimised and proposals provide net gains in biodiversity where possible.
- Geologically important sites are afforded protection and enhancement.
- Support is provided for waste minimisation.
- The character of towns / villages; heritage and archaeological assets along with their settings are protected and enhanced.
- The character and appearance of the landscape including historic landscape and other natural assets and resources are protected and enhanced.
- Support is given to sustainable economic growth; tourism and the visitor economy; and the vitality and viability of town and village centres.

Recommended preferred option and options dismissed - April 2016

Options proposed for dismissal	Rationale
Option 1: Northern focus	The option could be expected to: • Make a significant contribution to meeting the housing needs of the whole community; • Provide opportunity for delivering a new school in the north of the town where educational facilities are currently lacking; and • Deliver new development within 500m of a bus stop and largely within 1,200m of the town centre, providing good access to services and facilities. However the the cumulative impacts of development could result in: • Disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated; • Harm or loss to the significance of designated heritage assets that could not be reasonably mitigated; and • An increase in the risk of flooding. The option would not be expected to help deliver the southern link road.
Option 2: South western focus	The option could be expected to: • Make a significant contribution to meeting the housing needs of the whole community; • Provide opportunity to deliver the southern link road; and • Deliver new development within 500m of a bus stop and largely within 1,200m of the town centre, providing good access to services and facilities. However the the cumulative impacts of development could result in: • Additional town centre congestion from focusing journeys to school in one part of the town; • Disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated (the effects are less significant than under option 1); • Harm or loss to the significance of designated heritage assets that could not be reasonably mitigated; • Requirement to consider release of sites from the Green Belt; and • An increase in the risk of flooding (the effects are less significant than under option 1). The option would not be expected to help spread location of key sites (such as a new school) to the north of the town.

Options proposed for dismissal	Rationale
Option 3: Scattered approach	The option could be expected to: • Make a significant contribution to meeting the housing needs of the whole community; • Provide opportunity for delivering a new school in the north of the town where educational facilities are currently lacking; and • Deliver new development within 500m of a bus stop and largely within 1,200m of the town centre, providing good access to services and facilities. However the the cumulative impacts of development could result in: • Town centre congestion from journeys to school arising from small scale extension to the south west where existing schools are located; • Disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated (the effects are less significant than under option 1); • Harm or loss to the significance of designated heritage assets that could not be reasonably mitigated; • Negative impact on the landscape setting to the settlement; • Requirement to consider release of a site from the Green Belt; and • An increase in the risk of flooding (the effects are less significant than under option 1). The option would not be expected to help deliver the southern link road.

Table 5.10 Development approach options dismissed following appraisal

5.1306 Following further work undertaken since April 2016, a fourth alternative development approach was identified and considered, designed to build on the strengths of the three options previously proposed, whilst minimising the cumulative impacts of development identified in each case.

5.1307 **Option 4: North-South clusters with small sites scattered through the town** proposes two clusters of growth, one to the north and one to the south of Cheadle, with a number of small sites scattered across the town. This option proposes including the following housing sites within the preferred options Local Plan (July 2017):

Sites within development boundary	Potential yield (Number new homes)
Core Strategy Area 1: CH001	240
CH002A	26
CH002B	35

Sites within development boundary	Potential yield (Number new homes)
CH004	45
CH013	51
CH015	32
CH020	42
CH024	45
Other potential sites	
CH132 (with CH001 and school)	80
CH085A	120
CH085B	70
CH085C	125
CH085D	95
CH128	20

Table 5.11 Proposed sites comprising North-South clusters with scattered small sites

Summary of appraisal findings - July 2017

5.1308 The full SA appraisal matrix recording the detail of the appraisal of this fourth option is provided in section 9. The summary of findings is set out below.

Option 4 - Summary of significant effects

5.1309 Sites comprising the option "north-south clusters with small sites scattered through the town" are located both within and outside the existing settlement boundary. The sites are a range of sizes, three are large enough to yield over 100 homes each, a further four are expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community.

5.1310 The option provides opportunity for the delivery of a southern link road to help relieve traffic congestion in the town centre, if required. In addition, enabling a cluster of new development to the south where there are existing school sites whilst also providing land for a new school to the north of the town, is expected to spread journeys to school and help to avoid exacerbating congestion at peak times and this is likely to lead to positive effects on the town centre.

5.1311 All of the sites comprising this option could deliver development within 500m of a bus stop and all but two are within 800m of the town centre with its wide range of key services and facilities. This is likely to result in further positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre,

providing support for walking and cycling and reducing the need to travel by car. However sites CH128 and CH132 are more than 1,200m away from the town centre, so this option could also result in existing services and facilities being less accessible for residents of some new developments.

5.1312 This option (in comparison with other previous options) minimises potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. Whilst the option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, sites CH006 and CH009 (within 100m of the Reserve) are not identified as preferred options.

5.1313 This option is also less likely than previous options considered to result in the development of sites subject to risk from flooding. The option includes sites CH002A, CH020, CH085A and CH85B but small areas of flood zones 2 or 3 at the edge of each site have been excluded from the boundary of each proposed allocation.

5.1314 Dependent on proposal specific information, the cumulative impact of development under this option may lead to harm or loss to the significance of designated heritage assets or their settings. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Potential negative effects on landscape character have also been identified; sites CH085A, B, C and D, CH128 and CH132 are all greenfield sites outside the current development boundary, however none are within the area identified as "important landscape setting to settlement". Appropriate mitigation measures have been identified by the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016). The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments.

Recommended preferred option - July 2017

Option recommended to take forward	Rationale
Option 4: North-south clusters with small sites scattered through the town	The option could be expected to: • Make a significant contribution to meeting the housing needs of the whole community; • Provide opportunity for delivering a new school in the north of the town where educational facilities are currently lacking; • Help avoid additional town centre congestion by spreading journeys to school across both the northern and southern areas of the town; • Provide opportunity to deliver the southern link road if required; • Deliver new development within 500m of a bus stop and largely within 1,200m of the town centre, providing good access to services and facilities; However the the cumulative impacts of development could result in: • An increase in the risk of flooding (the effects are less significant than under all other options identified).

Option recommended to take forward	Rationale
	• Disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated (the effects are less significant than all other options identified) however it is recommended that strategic development site policies require master-planning growth that may impact on the Cecilly Brook Local Nature Reserve in order to manage impact on the LNR and enable achievement of Water Framework Directive objectives; • Negative effects on landscape character (however reasonable mitigation measures have been identified); • Harm or loss to the significance of designated heritage assets (however reasonable mitigation measures have been identified); and • Requirement to consider Green Belt release if exceptional circumstances can be demonstrated.

Table 5.12

Mitigation measures proposed

5.1315 Local Plan policies for strategic development sites in Cheadle should require:

- Mitigation measures identified in the Council's Landscape, Local Green Space and Heritage Impact Study (August 2016).
- Master-planning growth that may impact on the Cecilly Brook Local Nature Reserve in order to manage impact on the Green Infrastructure Network and the LNR to ensure that Local Plan policy requirements can be met for minimising impacts on biodiversity (and providing net gains in biodiversity where possible); and establishing coherent ecological networks that are more resilient to current and future pressures; as well as enabling water quality improvements in line with the Water Framework Directive objectives.

5.5 Appraisal of preferred option policies

Selection of alternatives

5.1316 The Staffordshire Moorlands Core Strategy was adopted in March 2014. The Core Strategy contains a suite of existing policies consistent with the NPPF. However since adoption a number of new or emerging planning policies and regulations of relevance have been introduced. These include:

- The Housing and Planning Act 2016
- Self-Build and Custom House Building Act 2015 and associated Regulations (2016)
- The Town and Country Planning (Brownfield Land Register) Regulations 2017
- Town and Country Planning (Permission in Principle) Order 2017
- Neighbourhood Planning Act 2017
- Housing White paper published February 2017

5.1317 Existing core strategy policies have thus been reviewed as part of the Local Plan preparation process and updated where the evidence base or national planning policy context requires it. For this reason, alternative approaches to delivering policy objectives have not been appraised, the Core Strategy policy has been taken as the most appropriate policy option in the first instance. However the policies, updated as required, have been considered the preferred approach and appraised to identify likely significant effects. Mitigation measures have been identified where appropriate.

5.1318 The following text summarises the outcomes of policy appraisal work carried out between December 2016 and February 2017 and was used to help inform the revision of preferred option policies for preparation of the Local Plan Preferred Options July 2017. The text and policy numbers thus refer to the policy options as at December 2016. An updated appraisal of policies will be carried out and reported on in the next version SA report as work continues on the emerging Local Plan.

Strategic Policies

5.1319 **Policy SS1 Development Principles** expects development to contribute positively to the social, economic and environmental improvement of the District in partnership with other agencies and services. All proposals for development will be considered in the context of the District-wide spatial strategy. Significant positive effects include the likelihood of improvements to the social and environmental quality of the neighbourhood and improved access to jobs, services and facilities. Policy intent is to secure a mix of types and tenures of quality, affordable homes, including starter homes and this could make a significant contribution to meeting the needs of the whole community. Further positive effects are likely to result from the intentions to maintain the distinctive character of the District's towns and villages and their settings; to protect and enhance the natural and historic environment of the District and to create sustainable, self-sufficient settlements encouraging a strong, prosperous and diverse economy. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows:

5.1320 **Mitigation**: The policy could make reference to enhancement of the District's GI network and to the needs of older people, including for extra care provision. The policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy. The location of identified areas of poor air quality should be a factor in considering preferred locations for new development and the delivery of significant soft landscape features should be required to help maximise the removal of air pollutants where necessary. The Policy could refer to strengthening links between rural areas and towns by sustainable forms of transport.

5.1321 **Policy SS2 Presumption in favour of Sustainable Development** sets out how the Council will work with applicants to facilitate development that improves the economic, social and environmental conditions of Staffordshire Moorlands. Significant positive effects were identified. Since the Policy reflects the presumption in favour of sustainable development set out in the NPPF, no mitigation measures were identified.

5.1322 **Policy SS3 Future Provision and Distribution of Development** sets out that provision will be made for 6,080 additional dwellings in the plan area during the period 2012 to 2031. Provision will also be made for at least 35 hectares of additional employment land between 2011 and 2031 and for new retail, transport, recreational, community and tourism facilities and services to meet the identified needs of settlements. Significant positive effects include the likelihood of improvements to the social and environmental quality of the

neighbourhood and improved access to jobs, services and facilities. Meeting objectively assessed housing need could make a significant contribution to meeting the needs of the whole community. Provision of new homes will help to enhance the vitality and viability of the District's towns and villages. Lower housing targets would have less of a positive impact on vitality and viability. Provision of new homes and employment land to meet identified need could facilitate the delivery of new employment opportunities or residential development in close proximity to existing employment provision. A lack of new homes to accommodate growth may limit economic development through a fall in the labour force. No mitigation measures were identified.

5.1323 **Policy SS4 Strategic Housing Development** manages the release of housing land in order to deliver the level and distribution of development set out in other policies. Significant positive effects include helping to meet the housing needs of the whole community through enabling the Plan's objectively assessed housing need to be delivered. Provision of new homes will also help to enhance the vitality and viability of the District's towns and villages. Lower housing targets would have less of a positive impact on vitality and viability and a lack of new homes may limit economic development through a fall in the labour force. No mitigation measures were identified.

5.1324 **Policy SS5 Towns** identifies Leek, Biddulph and Cheadle as towns, with these settlements accommodating the major proportion of the District's housing, employment and retail needs. Significant positive effects include helping to enhance the vitality and viability of the District's towns through strengthening their role as service centres.

5.1325 **Mitigation**: Whilst no significant negative effects were predicted, the appraisal notes that the Policy might be improved by including a reference to helping strengthen links between rural areas and towns, including by sustainable forms of transport, to help sustain a vibrant rural economy also.

5.1326 **Policy SS6 Leek Area Strategy** seeks to consolidate the role of Leek as the principal service centre and a market town and to support its regeneration. Policy intent is to increase the range of available and affordable house types, especially for first time buyers and older people and this is likely to make a significant contribution to meeting the housing needs of the whole community. Further positive effects are likely to result from the intentions to create employment growth and increase the diversity of employment opportunities; strengthen the role of Leek as a principal service and retailing centre for the District and to promote Leek's special character and heritage. Significant positive effects also include the likelihood of improvements to the social and environmental quality of neighbourhoods and improved access to jobs, services and facilities. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows:

5.1327 **Mitigation**: The policy should refer to the District's GI Strategy and to strengthening links between rural areas and the town by sustainable forms of transport. The policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy. The policy should also refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the quality of the urban / rural interface.

5.1328 **Policy SS7 Biddulph Area Strategy** seeks to enhance the role of Biddulph as a significant service centre and a market town and to support its regeneration. Policy intent is to increase the range of available and affordable house types, especially for first time buyers, families and older people and this is likely to make a significant contribution to meeting

the housing needs of the whole community. Further positive effects are likely to result from the intentions to create employment growth and increase the diversity of employment opportunities; strengthen the role of Biddulph as a significant service and retailing centre for the District and to improve the image and identity of Biddulph and strengthen its role as a visitor destination. Significant positive effects also include the likelihood of improvements to the social and environmental quality of neighbourhoods and improved access to jobs, services and facilities. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows:

5.1329 **Mitigation**: The policy should refer to the District's GI Strategy, in particular to supporting measures to encourage walking and cycling, improving and creating pedestrian and cycle links in the town and to increasing access into the countryside by foot, cycling and horse riding. The policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy. The policy should also refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the quality of the urban / rural interface and to increasing tourist opportunities for visitors.

5.1330 **Policy SS8 Cheadle Area Strategy** seeks to expand the role of Cheadle as a significant service centre and a market town. Policy intent is to increase the range of available and affordable house types, especially for first time buyers and families and this is likely to make a significant contribution to meeting the housing needs of the whole community. Further positive effects are likely to result from the intentions to create employment growth and increase the diversity of employment opportunities; expand the role of Cheadle as a significant service and retailing centre for the District and to improve environmental quality and accessibility. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows:

5.1331 **Mitigation:** The policy should refer to the District's GI Strategy and to meeting the needs of older people, including with extra care housing. The policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy. The policy should also refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the quality of the urban / rural interface and to increasing tourist opportunities for visitors.

5.1332 **Policy SS9 Rural Areas** establishes a development requirement for the rural areas defined as larger villages, smaller villages and other rural areas and ensures that development in the rural areas reflects the spatial strategy. Positive effects are noted as follows. The policy categorises villages based on their population, services, facilities and capacity for development and this is likely to contribute to maintaining and strengthening local distinctiveness and sense of place. The policy also seeks to deliver the employment land necessary to provide sufficient local employment opportunities in the villages and to enhance and diversify employment provision at existing employment sites in the rural areas and this is likely to facilitate the delivery of new employment opportunities. Whilst no significant negative effects were predicted, a policy improvement was identified as follows:

5.1333 **Mitigation**: Option 2 for the policy should make clear that "local" infrastructure includes social infrastructure.

5.1334 **Policy SS10 Larger Villages Area Strategy** identifies the larger villages and seeks to retain and enhance their role as rural service centres, providing for the bulk of the local housing needs of the rural areas and also for limited employment needs of a scale and

type appropriate to each settlement having regard to local needs, infrastructure capacity and character. Policy intent is to increase the range of available and affordable house types, especially for first time buyers and families and this is likely to make a significant contribution to meeting housing needs. Further positive effects are likely to result from the intentions to enable small scale new employment development and improve the use of existing employment areas; retain and enhance the role of rural areas as rural service centres and to ensure that new development reflects and enhances each village's special character and heritage. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows:

5.1335 **Mitigation**: The policy should support environmental enhancements, including the improvement and creation of Local Green Spaces. It should refer to the District's GI Strategy and improving pedestrian and cycle links through the villages and to surrounding towns and villages and into the countryside, as well as to meeting the needs of older people, including with extra care housing. The policy could refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the edge of settlements.

5.1336 **Policy SS11 Smaller Villages Area Strategy** identifies the smaller villages and seeks to ensure these settlements provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland. Policy intent is to enable new housing development which meets a need, including affordable housing, and this is likely to make a positive contribution to meeting housing needs. Further positive effects are likely to result from the intentions to enable small scale new employment development including live-work units; protect and enable services and facilities which are essential to sustain rural living and to ensure that new development does not undermine the character and life of the settlement. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows:

5.1337 **Mitigation**: The policy should support environmental enhancements, including the improvement and creation of Local Green Spaces. It should refer to the District's GI Strategy and improving pedestrian and cycle links through the villages and to surrounding towns and villages and into the countryside, as well as to meeting the needs of older people, including with extra care housing. Policy should seek to ensure that new development reflects and enhances each village's special character and heritage. The policy could also refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the edge of settlements.

5.1338 **Policy SS12 Other Rural Areas Strategy** identifies the other rural areas as comprising the countryside and the green belt outside settlement boundaries and including those small settlements and dispersed developments not identified in policies SS10 and SS11. Policy intent is that these areas will provide only for development which has an essential need to be located in the countryside, supports rural diversification, contributes to sustainability of the rural areas, promotes sutainable tourism or enhances the countryside. Significant positive effects include enhancing and conserving the quality of the countryside, including recognising and conserving the special quality of the landscape in the Peak District National Park, and limiting uses which generate a substantial number of regular trips in areas that are not well served by public transport - as this is likely to help to reduce the number of journeys made by car. Further positive effects are likely to result from encouraging measures which protect and enhance the biodiversity and geological resources, as well as the heritage

of the district. Also, from measures to sustain the rural economy and enhance tourist opportunities. Whilst no significant negative effects were predicted, a policy improvement was identified as follows:

5.1339 **Mitigation**: The policy should refer to the District's GI Strategy and improving pedestrian and cycle links, including into the countryside, as well as improving opportunities for related leisure activities such as horse riding.

5.1340 **Policy SS13 Churnet Valley Strategy** manages development according to the aims of the strategy for the Churnet Valley and the Churnet Valley Masterplan SPD. Policy intent is enable the Churnet Valley to provide a strong focus for sustainable rural regeneration across the district and this may help to advance equality of opportunity as well as to enhance the vitality and viability of the area's towns and villages. Further positive effects for health and for reducing the need for car use are likely to result from the intentions to enhance and develop links to strategic footpaths, cycle and horse riding routes and to improve connectivity and accessibility to and within the Churnet Valley by all forms of sustainable transport. In addition support for measures to protect and enhance the biodiversity, landscape character and heritage assets of the valley are all likely to lead to additional positive effects. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows:

5.1341 **Mitigation**: Policy should require the protection of notable geological and geomorphological features and should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy.

5.1342 **Policy SS14 Northern Gateway Opportunity Site** supports the development of a Regional Investment Site for high quality employment development at this location and in line with the Northern Gateway. This is a large site (the northern area is approximately 19 ha and the southern area is approximately 29 ha) on the south-eastern outskirts of Blythe Bridge. The A50 runs through the middle of the site from the north-west to the south-east. The site as a whole is extensively surrounded by farm land to the east, south and west and by housing and built environment to the north. However, it is effectively isolated from the wider landscape because it is encircled by major roads (the A50 and A521) to the north and east, Cresswell Lane to the south and the Crewe to Derby railway line to the west. The river Blithe runs adjacent to the railway line further to the west. The majority of the site consists of uniform, improved grassland used for pasture. This habitat is common and widespread both locally and throughout the UK. Policy intent is to deliver high quality employment development and this is likely to encourage investment in businesses, people and infrastructure leading to a strengthened and more diversified economy, as well as facilitating the delivery of new employment opportunities. Further positive effects for minimising disadvantages are likely as a result of the site serving a regional need for employment and potentially other community requirements as this may help to advance equality of opportunity and address community need. However potentially significant negative effects on climate change were predicted as the proposal could significantly increase the need to travel by less sustainable forms of transport, increasing road traffic and congestion. Also the site is partially located within a mineral consultation area - bedrock sand. A number of policy improvements were identified as follows:

5.1343 **Mitigation**: The policy should require measures to improve connectivity and accessibility to the site by sustainable transport means having regard to the GI strategy. The policy should also seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy and should support measures to enhance,

protect and interpret landscape character. In addition, appropriate consultation will need take place to ensure sand resources are safeguarded from unnecessary sterilisation by non-mineral development.

5.1344 **Policy SS15 Planning Obligations and Community Infrastructure Levy** provides clarity regarding the Council's approach to developer contributions. The policy could enable the provision of new, or the significant enhancement of existing, community facilities and services and this is likely to make a positive contribution towards community cohesion and the quality of where people work and live. Further positive effects on health and the supply of new homes to meet need were identified, as developer contributions may help to ensure the delivery of an appropriate quantity and quality of open space, sport and recreation facilities and an increase in the supply of affordable homes. No policy improvements were identified.

Sustainable Development Policies

5.1345 **Policy SD1 Sustainable Use of Resources** sets out a range of measures in relation to the sustainable use of resources and measures to address climate change. These include encouragement to be given to development on previously developed land and a requirement for major developments to demonstrate that consideration has been given to energy efficiency, water conservation, sourcing of construction materials, site orientation and integration of micro-renewables. Significant positive effects on minimising contributions to climate change are predicted to arise from the policy requirement that all development should adapt to climate change and the encouragement for re-use of construction or construction waste materials. Further positive effects are likely to result from the support for development that is located to minimise energy needs as this is likely to result in the location of development in proximity to existing services and facilities. Whilst no significant negative effects were predicted, a policy improvement was identified as follows:

5.1346 **Mitigation:** Policy should clarify that any remediation of brownfield land should pay particular attention to the need to identify, conserve and enhance biodiversity resources.

5.1347 **Policy SD2 Renewable / low-carbon energy** gives support to new renewable energy development whilst recognising that the siting and design of all stand-alone renewables installations requires careful consideration to protect the natural and built environment and other amenities. Significant positive effects on minimising contributions to climate change are predicted to arise from the policy intent to meet part of the District's future energy demand through renewable or low-carbon energy sources. Whilst no significant negative effects were predicted, a policy improvement was identified as follows:

5.1348 **Mitigation**: The policy should clarify that impacts on the landscape includes the historic landscape and other natural assets and resources.

5.1349 **Policy SD3 Sustainability Measures in Development** supports a number of measures which can improve the sustainability of new or existing development, including exceeding thermal efficiency or water conservation standards, contributing to District Heating networks or the installation of micro-renewables. Significant positive effects on minimising contributions to climate change are predicted to arise from the policy intent to support further carbon- or water-saving measures. No significant negative effects were predicted however a policy improvement was identified as follows:

5.1350 **Mitigation**: The policy should require all new residential and commercial development where car parking / garaging is proposed to install a facility to permit the recharge of an electrical battery-powered vehicle.

5.1351 **Policy SD4 Pollution** seeks to ensure that the effects of pollution (air, land, noise, water, light) are avoided or mitigated. Significant positive effects on improving air quality and soil and land resources are predicted to result. No significant negative effects were predicted.

5.1352 **Policy SD5 Flood Risk** establishes flood control measures. Significant positive effects on reducing flood risk are predicted to result. Whilst no significant negative effects were predicted, a policy improvement was identified as follows:

5.1353 **Mitigation:** When considering planning applications the Council should also have regard to the Local Flood Risk Management Strategy; the Policy might also include that where a watercourse is present on a development site, it should be retained or restored into a natural state and enhanced where possible.

Economy and Employment Policies

5.1354 **Policy E1 New Employment Development** will ensure that there is a choice of sustainably located employment sites, attractive to developers and operators and appropriate to market needs. In order to ensure that the local workforce and businesses benefit from new development, the policy also proposes local labour agreements where appropriate to contribute towards training programmes and employment support and access schemes. Significant positive effects on advancing equality of opportunity; safeguarding the vitality of towns and sustaining a vibrant rural economy are predicted to result. Further positive effects on sustainable economic growth, diversification of the economy and high and stable level of employment were identified. There is potential for negative effects on contribution to climate change arising from policy support for new business developments, as this is likely to result in greater energy use.

5.1355 **Policy E2 Employment Allocations** ensures allocation of sufficient employment land to support the housing requirement. Significant positive effects on advancing equality of opportunity and safeguarding the vitality of towns are predicted to result. Further positive effects on sustainable economic growth, diversification of the economy and high and stable level of employment were identified. There is potential for negative effects on contribution to climate change arising from the allocation of sites for new business developments, as this is likely to result in greater energy use.

5.1356 **Policy E3 Existing Employment Areas** seeks to retain existing employment sites where appropriate. Significant positive effects on reducing the number of journeys made by car and advancing equality of opportunity are likely to result from the policy intent to help retain employment sites well served by the public transport network and to support mixed use developments. Further positive effects on sustainable economic growth, diversification of the economy, high and stable level of employment and safeguarding the vitality of towns were identified. There is potential for negative effects on contribution to climate change arising from new business development, as this is likely to result in greater energy use.

5.1357 **Policy E4 Tourism and Cultural Development** supports the development of the tourist industry with new development proposals to be assessed according to the extent to which they support the local economy and promote the distinctive character and quality of the District. Significant positive effects on encouraging sustainable tourism, cultural heritage and local distinctiveness are likely to result from this. Further positive effects on reducing the number of journeys made by car and advancing equality of opportunity, sustainable economic growth, diversification of the economy, high and stable level of employment and

safeguarding the vitality of towns were identified. There is potential for negative effects on contribution to climate change arising from new development, as this is likely to result in greater energy use.

5.1358 **Policy E5 Rural Economy** aims to support the rural economy, enable appropriate rural economic diversification and meet the needs of rural communities whilst seeking to protect the countryside from inappropriate development. Significant positive effects on advancing equality of opportunity are likely to result from support for the rural economy. Further positive effects on reducing the number of journeys made by car and sustainable economic growth, diversification of the economy, and high and stable level of employment were identified. There is potential for negative effects on contribution to climate change arising from new development, as this is likely to result in greater energy use.

5.1359 **Mitigation**: Policy should amend the definition of appropriate development to include avoidance of harm to local landscape character or appearance, including the historic landscape; as well as to non-designated historic assets.

Housing Policies

5.1360 **Policy H1 New Housing Development** seeks to ensure that an appropriate range of sizes, types and tenures of housing is provided, supporting the provision of flexible accommodation delivered in accordance with the nationally described space standard and to meet accessibility standards set out in the Optional Requirement M4(2) of building regulations. Significant positive effects on ensuring the supply new homes meet local needs including affordable / social / extra care are likely to result from enabling the Plan's objectively assessed housing need to be delivered. Further positive effects on enhancing the vitality and viability of the District's towns and villages and supporting stable levels of employment were identified. There is potential for negative effects on contribution to climate change arising from new development, as this is likely to result in greater energy use. No mitigation measures were identified.

5.1361 **Policy H2 Housing Allocations** identifies sites as suitable for housing development in order to meet the housing target set out in Policy SS3. Significant positive effects on ensuring the supply of new homes to meet local needs are likely to result from site allocations. Further positive effects on enhancing the vitality and viability of the District's towns and villages and supporting stable levels of employment were also identified. Further detail relating to any predicted impacts on biodiversity, landscape or townscape character is provided in the specific sites appraisals. There is potential for negative effects on contribution to climate change arising from supply of land for new development, as this is likely to result in greater energy use. No mitigation measures were identified.

5.1362 **Policy H3 Affordable Housing** identifies thresholds for an affordable housing target of 33% in towns and the larger villages; in or on the edge of smaller villages, small schemes for 100% affordable housing will be permitted on suitable rural exception sites; the policy also sets a starter homes target. Significant positive effects on ensuring the supply of new homes to meet local needs are likely to result from provision of affordable housing. Further positive effects on enhancing the vitality and viability of the District's towns and villages and supporting stable levels of employment were also identified. There is potential for negative effects on contribution to climate change arising from new development, as this is likely to result in greater energy use. No mitigation measures were identified.

5.1363 **Policy H4 Rural Housing** recognises that the re-use of rural buildings for commercial purposes is preferable to that of residential uses and establishes criteria for re-use, the policy also recognises the need to safeguard rural buildings considered to be of particular merit in terms of their contribution to local character or heritage and the need to deliver affordable homes. Positive effects on ensuring the supply of new homes to meet local needs are likely to result from provision of affordable housing, provision of rural housing is also likely to benefit the development of sustainable communities and community cohesion. Further positive effects on helping sustain the rural economy were identified from helping to meet rural housing need. There is potential for negative effects on contribution to climate change arising from new development, as this is likely to result in greater energy use; and from a likely increased use of private transport. Policy improvements were identified as follows:

5.1364 **Mitigation**: Policy should require housing to remain affordable for successive occupiers in perpetuity and include a requirement for sites to be adequately served by existing services and facilities.

5.1365 **Policy H5 Gypsy and Traveller Sites and Sites for Travelling Showpeople** sets out the criteria for determination of applications for gypsy and traveller sites or for making future site allocations. Significant positive effects on meeting identified housing need is likely to result from the policy intent to meet the needs of the gypsy, traveller and travelling show people community. Access to accommodation and local services and facilities is likely to lead to further positive impacts on health and well-being for gypsies and travellers and establishing the considerations that will be taken into account for determining applications or future allocations is likely to lead to positive effects on helping ensure community safety and local environmental quality.

Town Centres and Retailing Policies

5.1366 **Policy TCR1 Development in the Town Centres** seeks to maintain the vitality and viability of town centres by supporting measures that lead to the enhancement and regeneration of the shopping and town centre environment, promoting their tourism potential and maintaining local distinctiveness by supporting proposals that help to retain and attract independent retailers. Significant positive effects were predicted for Improving access to jobs, services and facilities. Further positive effects were identified for maintaining the vitality and viability of the towns, protecting the towns as service centres, promoting sustainable economic growth and diversification of the economy and on supporting high and stable levels of employment.

5.1367 **Mitigation**: Whilst no significant negative effects were predicted, the appraisal notes that the Policy might be improved by including a reference to helping strengthen links between rural areas and towns, including by sustainable forms of transport, in order to help sustain a vibrant rural economy also. The policy should encourage proposals that deliver high quality public spaces and require active ground floor frontages to be maintained and created within town centres with appropriate town centre uses.

5.1368 **Policy TCR2 Primary Shopping Frontages** safeguards the retail function at the heart of town centres. Significant positive effects were predicted for maintaining the vitality and viability of the towns, protecting the towns as service centres, promoting sustainable economic growth and supporting high and stable levels of employment. Further positive

effects were identified for tourism as vibrant shopping areas are likely to support the visitor economy. No significant negative effects were predicted although it is likely that new development will result in increased energy use and greenhouse gas emissions.

5.1369 **Policy TCR3 Retailing and other Town Centre uses outside Town Centres** provides support for local shopping facilities. Significant positive effects were predicted for maintaining the vitality and viability of smaller, local centres, promoting sustainable economic growth and supporting high and stable levels of employment. Further positive effects were identified for improving access to jobs, services and facilities (including by non-car journeys) and tourism, as appropriate support for retailing and other town centre uses outside town centres is likely to result in support for the visitor economy. No significant negative effects were predicted although it is likely that new development will result in increased energy use and greenhouse gas emissions.

Design and Conservation Policies

5.1370 **Policy DC1 Design Considerations** includes measures to promote locally distinctive, creative and sensitive design solutions to delivering new development, including incorporating sustainable construction techniques and design concepts to reduce the impact of development. Significant positive effects include the likelihood of improvements to the social and environmental quality of neighbourhoods and positive impacts on health and well-being. The policy seeks to promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage where appropriate and this could make a significant contribution to the protection of natural assets, although the significance of effect is dependent on implementation of the policy. Further positive effects are likely to result from the policy intent to deliver well designed development and high quality built environment and public realm as this is likely to lead to investment in business, people and infrastructure, resulting in a strengthened and more diversified economy, more vibrant town and village centres and sustained levels of employment. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows:

5.1371 **Mitigation**: Policy should include a requirement for developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links. It should also seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy and include a requirement for the creation of healthy environments (to address potential impacts of air pollution). The Policy should require development that secures the effective use of resources, including making best use of existing buildings, and that retains the distinctive character of the landscape (including historic landscape) with any change managed positively.

5.1372 **Policy DC2 The Historic Environment** seeks to ensure that sites and areas of particular heritage value are safeguarded for the future and where possible enhanced, both for their own heritage merits and as part of wider heritage led regeneration proposals. Significant positive effects include protection and enhancement of the character of towns and villages, as well as heritage assets and their settings and the character of historic landscapes. Further positive effects are likely to result from the policy intent to safeguard the District's historic environment as heritage led regeneration schemes may lead to investment in business, people and infrastructure, resulting in a strengthened and more diversified economy, more vibrant town and village centres and sustained levels of local employment. No significant negative effects were predicted.

5.1373 **Policy DC3 Landscape and Settlement Setting** seeks to protect and where possible enhance local landscape and the setting of settlements. Significant positive effects include protecting the distinctive character of towns and villages and the character of character / appearance of local landscapes, including historic landscapes and other natural assets. Further positive effects included support for the District's tourism attraction and help to maintain the visitor economy. Whilst no significant negative effects were predicted, a policy improvement was identified as follows:

5.1374 **Mitigation**: Policy should require that development maintains the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds and that development supports ecological networks in accordance with the GI strategy.

5.1375 **Policy DC4 Local Green Spaces** seeks to protect those green spaces that are of particular importance to communities. Significant positive effects include benefiting the social and environmental quality of neighbourhoods and protecting the distinctive character of towns and villages. Further positive effects included support for the District's tourism attraction and help to maintain the visitor economy. No significant negative effects were predicted.

Sustainable Communities Policies

5.1376 **Policy C1 Creating Sustainable Communities** supports proposals which protect, retain or enhance existing community facilities in towns and villages and includes measures to resist proposals that involve the loss of local facilities. There is a requirement to incorporate the infrastructure required as a result of any scheme or to make provision for financial contributions. Significant positive effects for community cohesion, neighbourhood quality and access to services are anticipated from the policy intent to ensure that new development contributes to the creation of safe, livable and mixed communities with good access to jobs and key services including recreation facilities. Further positive effects are likely to arise from new community facilities, particularly in smaller villages and other rural areas contributing to the viability of communities. Creation of sustainable communities is likely to lead to improvements in health and well-being in the long term. No significant negative effects were predicted however a policy improvement was identified as follows.

5.1377 **Mitigation**: Policy should clarify that community infrastructure includes health services.

5.1378 **Policy C2 Sport, Recreation and Open Space** provides continued protection from development for existing areas identified for recreational land and buildings including school playing fields and amenity space and supports the provision of new sport, recreation and open space facilities consistent with guidance in the Council's SPD. Significant positive effects for health and well-being and creating and maintaining high quality local neighbourhoods are anticipated and this is also likely to lead to positive effects on townscape quality, helping to maintain the visitor economy. Further positive effects are likely to arise from new recreation facilities, particularly in smaller villages and other rural areas contributing to the viability of communities. Provision of new facilities is also likely to have positive effects on improving access to services in the long term. No significant negative effects were predicted however a policy improvement was identified as follows:

5.1379 **Mitigation**: Policy should require new sport, recreation and open space facilities to be accessible by a choice of means of transport.

5.1380 **Policy C3 Green Infrastructure** is supported by a Green Infrastructure strategy and recognises that the District's wide range of existing and potential green infrastructure assets will benefit from a strategic approach ensuring that adequate protection is given to key features; areas are identified where new linkages and assets need to be created and guidance and management is provided for development that may impact on such areas. Significant positive effects on a wide range of SA objectives were identified, including for health and well-being; creating and maintaining high quality local neighbourhoods and improving connectivity to a range of facilities via helping to establish or improve green travel links. Further positive effects on biodiversity and geodiversity are likely to arise from support for the creation of new wildlife habitats; enhancement of existing sites and creating links between them. Use of green infrastructure for effective flood risk and waterways management is likely to result in positive effects on water quality and climate change adaptation. Development of a high quality and multi-functional GI network that attracts visitors and provides recreation opportunities is also likely to have positive effects on sustainable economic growth and diversification of the economy. No significant negative effects were predicted however policy improvements were identified as follows:

5.1381 **Mitigation**: Policy should require support for improving green travel links to existing and new services and facilities, as well as formal and informal recreation opportunities, and should refer to support for the development of ecological networks in line with the GI strategy. The Policy should also explicitly include geodiversity as a green infrastructure asset.

5.1382 **Policy NE1 Biodiversity and Geological Resources** establishes a range of measures to protect and enhance biodiversity and geological resources. Significant positive effects on a wide range of SA objectives were identified, including for health and well-being; creating and maintaining high quality local neighbourhoods and biodiversity and geodiversity. Further positive effects are likely to arise from the contribution of habitat protection to effective flood risk and waterways management and climate change adaptation. No significant negative effects were predicted however policy improvements were identified as follows:

5.1383 **Mitigation**: Because of their importance to the landscape of the Staffordshire Moorlands, the plan should include a specific policy to protect trees, woodlands and hedgerows from loss or deterioration, to ensure the protection of these natural assets outside designated sites. The Biodiversity Opportunity Map should be published alongside the plan.

5.1384 **Policy T1 Development and Sustainable Transport** supports development which reduces reliance on the private car for journeys, reduces the need to travel generally and helps to deliver more sustainable settlement patterns. Significant positive effects on a wide range of SA objectives were identified, including for health and well-being; creating and maintaining high quality local neighbourhoods; reducing the need to travel by car and increasing access to a range of services and facilities. Further positive effects are likely to arise from reducing the need to travel generally including in relation to air quality, help to support healthy, inclusive and sustainable communities and supporting the visitor economy. No significant negative effects were predicted.

5.1385 **Policy T2 Other Sustainable Transport Measures** supports measures which promote better accessibility, creates safer roads, reduces the impact of traffic or facilitates highway improvements. Significant positive effects on a wide range of SA objectives were identified, including for health and well-being; creating and maintaining high quality local neighbourhoods; reducing the need to travel by car and increasing access to a range of services and facilities. Further positive effects are likely to arise from seeking improvements

to the existing road, bus and rail networks generally, including in relation to air quality, help to support healthy, inclusive and sustainable communities and supporting the visitor economy. No significant negative effects were predicted.

Cumulative Effects

6 Cumulative Effects

6.1 The SEA Directive requires that the assessment of effects should include "secondary, cumulative, synergistic, short, medium and long-term permanent and temporary effects" (SEA Directive Annex I). The emerging Staffordshire Moorlands Local Plan sets out the spatial principles and overarching criteria that will be applied to development within the plan area over the plan period until 2031. In many instances, given the strategic level of the Plan, it is difficult to be precise about when and in what form the effects will arise, and how one effect might relate to another.

6.2 However, it is possible to draw some broad conclusions about the nature of the effects that the SA has identified:

6.3 Most of the effects will be permanent, in that the Plan aims to deliver development that will last the time. There will inevitably be some temporary and short or medium term effects, particularly during construction, which will vary depending on the nature, scale and form of development, and the specific conditions that will apply during the construction process. Typical effects during construction will include amenity impacts such as noise, traffic generation, dust (air quality), and visual impact. There could also possibly be effects on soils and water resources/quality, although it would normally be possible to mitigate against the most significant effects arising.

6.4 The effects which have been identified in the appraisal of the development strategy and policies, both positive and negative, are likely to increase over time, as the policies in the Plan are rolled out and implemented. For example, the delivery of housing will be phased over the Plan period. This also means that increasing amounts of affordable housing would become available over the same period. Any changes to settlement character, including impacts such as on landscape and townscape, will increase as development is delivered, depending upon the quality of the development delivered.

6.5 The policies within the Plan are assessed for their individual impacts, but there may be collective effects which occur as a result of the policies being implemented in combination. These impacts may be greater than the sum of implementing individual policies.

6.6 The key areas which were identified as having potential cumulative impacts were:

6.7 Climate change - this is related to an increase in population, leading to increasing levels of energy consumption and traffic generation. The provision of energy efficient buildings, accessible services and support for non-car modal journeys also impact on this issue. Climate change in turn can impact on health, flooding and biodiversity.

6.8 Maintaining biodiversity and landscape character can cumulatively impact on health, soil and water quality, opportunities for leisure and recreation, economic growth and the preservation of the character of local communities. In particular, due to the presence of a number of water bodies in areas of proposed growth, Local Plan policies need to mitigate any cumulative implications of new development on local Water Framework Directive compliance and ensure that watercourses do not deteriorate in status, and are retained at, or returned to, their most natural possible condition.

6.9 The table below represents a summary of how the emerging Plan's set of options perform cumulatively against the SA objectives.

SA Objective	Cumulative Effects	Mitigation
1. To improve community cohesion and the quality of where people work and live.	The policies and proposals in the plan provide a strategic approach to delivering options for supporting and delivering high quality development, leisure, recreation and open space in the district, together with new homes and opportunities for new jobs. The delivery of these options will require partnership working within the Council and with other external organisations.	Ensure appropriate community engagement and consultation through the application of policies in the Local Plan and the delivery of new schemes and developments.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	The plan directs new facilities towards appropriate locations in terms of the settlement hierarchy. Facilities are also protected from inappropriate redevelopment for alternative uses. Many of the options have good existing links with the main towns and larger villages and sustainable transport links. Some of the proposals in themselves present opportunities for new and improved sustainable transport links. Cumulatively these aspects of the Local Plan will help to advance equality of opportunity and reduce social exclusion.	Provide measures to include access to facilities through sustainable modes of transport where relevant. Ensure that specific development proposals and schemes are informed by the needs of the local community through consultation and partnership working.
3. To improve health and reduce health inequalities.	The plan provides policies and proposals to support increased access for residents and visitors to open space, green infrastructure and sport and recreation facilities. Cumulatively these will have benefits for health and fitness within the district through increased opportunity for physical activity and connecting with the natural environment with associated mental health benefits. However increased levels of traffic associated with new developments may lead to an increase in transport related air pollution such as nitrogen dioxide and particulates which may exacerbate health problems such as asthma.	Ensure that developments in areas where nitrogen dioxide levels do not meet air quality objectives are required to provide an air quality assessment.
4. To minimise opportunities for crime and reduce the fear of crime.	Opportunities will arise through the design of development schemes and public space to address environmental improvements in the interests of improved public safety and security.	Consider specific issues of safety and security through implementing relevant design measures.

SA Objective	Cumulative Effects	Mitigation
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	The policies and proposals in the plan will enable the housing needs of the district to be met to 2031. Policies and options are designed to meet the need for market and affordable housing and the level of housing growth required to support potential employment growth.	Ensure that development proposals meet the assessed housing needs of the district as identified in the 2014 Strategic Housing Market Assessment.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	The policies and proposals in the plan support improvements to the strategic network of sustainable transport links. The plan also directs new development towards accessible locations in accordance with the spatial strategy. Options are well associated with settlements and where possible link well with sustainable transport routes. Cumulatively these aspects of the Local Plan will help to strengthen links between rural areas and towns and maximise access via sustainable means of transport.	Ensure new developments maximise opportunities to improve access via sustainable modes of transport and contribute to the district's green infrastructure strategy.
7. To minimise contributions to climate change and consider climate change adaptation.	The policies and proposals in the plan support a planned increase in population that is likely to lead to increasing levels of energy consumption and traffic generation with associated negative impacts on climate change. This will need to be mitigated through existing proposed Local Plan policies. The plan includes policies for improving sustainable transport links within the district which will support a modal shift and an associated reduction in transport related greenhouse gas emissions. The plan also protects green infrastructure in the district that provides an existing carbon sink.	Encourage energy efficiency within development schemes. Maximise opportunities for greening and planting within new development schemes. Promote sustainable modes of transport.
8. To improve air quality.	Increased levels of traffic associated with new developments may lead to an increase in transport related air pollution. The plan includes policies for improving sustainable transport links within the district which will support a modal shift	Use of travel plans for new developments to promote sustainable modes of transport.

SA Objective	Cumulative Effects	Mitigation
	and an associated reduction in transport related air pollution.	
9. To reduce flood risk, protect and enhance water sources.	Whilst policies and proposals direct development to areas of lowest flood risk, some development site options are close to areas of flood zones 2 and 3 and flood risk assessments will need to be carried out. Some development site options are close to water courses and as part of the EU Water Framework Directive (WFD) the Local Plan must help ensure such water bodies meet a required status by 2026. Local Plan policies need to mitigate any implications of new development on local WFD compliance and ensure that watercourses do not deteriorate in status, and are retained at, or returned to, their most natural possible condition.	Promote the use of sustainable drainage solutions within schemes. Contribute to addressing the priority issues for the Dove catchment partnership as set out in the December 2015 update to the Humber River Basin District Management Plan.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	New development proposed within this plan includes options on both greenfield and brownfield land. Whilst the ecological value of site options has been considered in assessment of site options, there may be a cumulative impact of proposals on maintaining biodiversity. The plan recognises the importance of protecting and enhancing the district's natural resources for the benefit of biodiversity and the character and amenity of the area. An associated Habitats Regulations Assessment has tested the plan's policies and proposals on European sites with associated recommendations made for mitigation measures where appropriate. Local Plan policies require consideration of the impact of new development on ecology which should help to conserve biodiversity.	Require ecological surveys and appropriate mitigation for schemes within known areas of potential biodiversity interest.
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and	New development proposed within this plan includes options on both greenfield and brownfield land. Whilst the impact of site options on soil and land resources has been considered in assessment of site options, there may be a cumulative	Direct development away from best and most versatile agricultural land.

SA Objective	Cumulative Effects	Mitigation
enhance geological resources.	impact of proposals on the availability of best and most versatile agricultural land. The plan recognises the importance of protection and enhancement of geological resources.	
12. To minimise the use of non-renewable resources.	The plan directs new development in accordance with the spatial strategy to appropriate locations and provides opportunities for the re-use of previously developed land where appropriate.	Require sustainable construction methods in new schemes, such as waste minimisation, water and energy efficiency.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	The plan recognises the need to consider the impact of new development on the character of towns and villages as well as heritage and archaeological assets along with their settings.	Require proposals to include appropriate assessment of their impact on designated and non-designated heritage assets and their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	The plan recognises the need to consider the impact of new development on the character and appearance of the landscape including historic landscape and other natural assets and resources.	Require proposals to include appropriate assessment of their impact on landscape character including the historic landscape.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	The policies and proposals support enhancement of existing facilities for sustainable tourism and cultural heritage and the provision of new facilities in sustainable locations to serve the local community.	Ensure that proposals contribute to maintaining local distinctiveness.
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	The policies and proposals in the plan support and promote the rural economy, as well as the sustainable development of the three main towns.	Ensure support for the rural economy.
17. To strengthen, modernise and	The plan provides policies and options that support and promote the sustainable	Ensure support for local businesses and those

SA Objective	Cumulative Effects	Mitigation
diversify the District economy, and promote sustainable economic growth	economic growth of the district. Cumulatively these policies will help raise the profile of the district as a destination and an attractive place to live, work and invest.	seeking to locate to the district.
18. To encourage and support a high and stable level of employment	The policies and options in the plan will support existing and new employment opportunities within the district.	New developments should include a commitment to provide employment opportunities for local residents.

Table 6.1 Cumulative performance of proposed options against SA Objectives

Interactions with other Relevant Plans And Projects (Inter-Plan Effects)

6.10 In considering the effects of the Local Plan with other plans and projects, priority has been given to key documents that affect planning and development in the District and its neighbouring authorities. The aim of the analysis of inter-plan effects was to identify how other plans and key projects may affect the sustainability of Staffordshire Moorlands as a District.

6.11 Table 13 summarises key inter-plan cumulative effects.

Plans, programmes or projects	Significant combined effects of Staffordshire Moorlands Local Plan Strategy with other plans, projects or policies
Neighbouring Local Plans (Cheshire East: Macclesfield and Congleton; Newcastle-under-Lyme; Stoke-on-Trent; Stafford; East Staffordshire; High Peak; Derbyshire Dales; Peak District National Park)	**Negative** • Increased pressures on Green Belt, open/green space and biodiversity assets from recreation, disturbance and direct development. • Overall growth in greenhouse gas emissions from a growth in traffic/transport and emissions from the built environment. • Potential for a negative cumulative effect on air quality and water through increased atmospheric emissions, water abstraction and water pollution (surface water runoff and consented discharges). • These effects along with increased levels of disturbance (recreational activity) have the potential for cumulative negative effects on biodiversity. • Increase overall in coverage of impermeable services, with potential contributions to flood risk in the long term.
Local Transport Plan	**Positive**

Plans, programmes or projects	Significant combined effects of Staffordshire Moorlands Local Plan Strategy with other plans, projects or policies
	• Incremental improvements to sustainable transport networks, including walking and cycling. • Reduced congestion, improvements to key roads and junctions.
Neighbourhood Plans (Biddulph; Brown Edge; Checkley; Draycott-in-the-Moors; Leekfrith; Rushton)	**Positive**
	Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. There is the potential therefore for Neighbourhood Plans to contribute to the significant positive and negative cumulative effects identified for the Local Plan. There is also the potential for Neighbourhood Plans to enhance positive effects as well as reduce the negative effects as they can reflect the local environmental conditions and sustainability issues for that area.

Table 6.2 Inter-plan cumulative effects

HRA and EqIA

7 HRA and EqIA

7.1 Introduction

7.1 In addition to Sustainability Appraisal, the emerging Local Plan has been subject to Habitats Regulations Assessment and an Equality Impact Assessment.

7.2 Habitats Regulations Assessment - methodology

7.2 European Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) requires a Habitats Regulations Assessment (HRA) to be undertaken on the Local Plan. In the UK, the Habitats Directive is implemented through the Conservation of Habitats and Species Regulations 2010 (the "Habitats Regulations").

7.3 The HRA assesses any impacts of the Local Plan against the conservation objectives of sites of European importance for nature conservation in, and outside the plan area, to ascertain whether it would adversely affect the integrity of any sites concerned. These sites, often just referred to as European sites, include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

7.4 Staffordshire Moorlands District Council appointed consultants ClearLead Consulting Limited to undertake the HRA requirements for the emerging Staffordshire Moorlands Local Plan. It is important that the sustainability appraisal takes account of HRA findings in order that consideration can be given to mitigating any adverse effects.

7.5 In March 2016 the District Council commissioned an initial HRA screening exercise for the Local Plan. The purpose of screening is to determine whether the plan's policies and proposals could result in likely significant effects on the conservation objectives of any European site. A first screening of the preferred option policies took place in November 2016 to help inform plan preparation. An updated HRA screening of the preferred option policies (to take account of changes since November 2016) was undertaken between 27th June and 29th June 2017. The proposed preferred option development site allocations were screened between 15th and 27th June 2017.

7.6 ClearLead Consulting used the existing HRA report of the adopted Core Strategy and further work on the screening assessment of policies and proposals in the Staffordshire Moorlands emerging Local Plan to prepare a draft Habitats Regulations Assessment report for the Preferred Options Local Plan July 2017. This report can be viewed at:

http://staffsmoorlands.objective.co.uk/portal/local_plan/

7.7 The HRA report July 2017 is also available to view at Council Offices and all district libraries. Consultation on the draft HRA Report takes place alongside consultation on the draft SA Report and the Staffordshire Moorlands Local Plan - preferred options July 2017.

7.8 A further HRA Report will be prepared alongside the publication of the Submission version of the Staffordshire Moorlands Local Plan.

7.3 Habitats Regulations Assessment - Summary of findings

7.9 The proposed preferred option development site allocations were screened between 15th and 27th June 2017. Likely Significant Effects were identified in relation to the following site allocations and European sites:

- Waterhouses (WA004) located approximately 1,950m from the Peak District Dales SAC. Potential for urban effects was identified; and
- Allocated sites on the eastern edge of Leek (LE066, LE140, LE128a, LE142a and b) located between 3.8km and 4.2km from the Peak District SPA and the South Pennine Moors SAC. Potential for recreational effects and air quality effects were identified.

Urban Effects

7.10 Further investigation has been undertaken in relation to potential urban effects resulting from these proposed development sites. Urban effects on European sites typically have an adverse effect on sites within 500m of residential areas (primarily due to cat predation and fire risk due to arson etc). Other urban effects (primarily dog walking from the site to the SPA/SAC) can have an adverse effect on European sites up to 1.6km from residential areas. All development sites identified as preferred options in July 2017 are further than 1.6km from the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC.

7.11 Construction of the proposed sites at Leek and Waterhouses could result in dust deposition on surrounding habitats and localised run-off of pollutants into adjacent watercourses. However coarse particles associated with dust from construction sites falls-out within 200m of the source. No European sites occur within 200m of the proposed development site allocations and therefore no effects on these sites are predicted as a result of construction dust.

7.12 However the proposed housing site at Waterhouses occurs approximately 270m to the north of a watercourse that flows into the River Hamps that flows through the Peak District Dales SAC. There is a small risk that pollutants created during construction could enter this watercourse if construction is not undertaken in accordance with the precautionary measures detailed in CIRIA guidance: Control of water pollution from construction sites: Guidance for consultants and contractors (C532).

7.13 On the basis of the precautionary principle, the HRA therefore concludes that the proposed site allocation at Waterhouses (WA004) could result in an adverse effect on the Peak District Dales SAC.

7.14 Two options for mitigation were suggested:

- Either: Add a policy to the Local Plan for this allocation site which contains a requirement for the development to be constructed in accordance with the precautionary measures detailed in Ciria 2001; or
- Add the following text to the first bullet of Policy NE1 within the Local Plan: “Any development with a potential to adversely affect a European site/s through construction activities should ensure that Ciria construction guidelines are followed including environmental good practice on control of dust and water pollution.”

Air Quality and Recreational Pressure

7.15 Likely Significant Effects (LSEs) have been identified in the screening exercise in relation to all employment and housing allocations at Leek in relation to air quality on the Peak District Moors (South Pennine Moors Phase 1) SPA, South Pennine Moors SAC and

the Peak District Dales SAC. In addition, uncertainty was identified in relation to Policy SS11 – Churnet Valley Area Strategy and whether it could contribute to in combination effects on air quality on these European sites.

7.16 Investigation into these issues took place in November / December 2016 because following publication of Preferred Option Sites and Boundaries in April 2016, it was known that allocations may be proposed in these locations. The findings of these investigations will be included within an updated HRA Report but initial findings are summarised here.

7.17 Traffic modelling has been undertaken in relation to air quality and has concluded that the development proposed within Leek and the Churnet Valley alone will not result in adverse effects on the European sites. An in-combination effects study is currently being scoped, in response to advice received from Natural England on 31st May 2017, and this will be undertaken in July 2017 by Staffordshire County Council. The HRA assessment in relation to air quality will therefore be concluded following the forthcoming preferred options consultation.

7.18 It was also identified in the HRA screening undertaken in November 2016 that new housing development in Leek could potentially increase recreational pressure on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. The closest part of the SAC/SPA (Leek Moss SSSI) is approx. 4km from the western edge of Leek. This has been investigated within the HRA, in respect of effects both alone and in combination with growth in neighbouring areas.

7.19 The HRA notes that estimated increase in visitor numbers to the National Park as a result of the Local Plan including the housing developments in Leek would be very low (0.019% of current visitor days to the park per year). Current recreational pressures are not considered to be impacting on the features of the SPA. The sensitive habitats within the SACs are being adequately protected from damage by mitigation measures implemented by the National Park Authority. It is considered that the management of the estimated increase in visitor numbers to the National Park resulting from the Local Plan, as well as from neighbouring local plans, can be accommodated within the National Park's plans. It is therefore concluded that the growth proposed within Leek and within the plan overall, will not result in adverse effects on the SPA and SAC, both alone and in-combination.

Allocations elsewhere in the Plan Area

7.20 No LSEs have been identified in the updated screening exercise in relation to the site allocations proposed as preferred options in Biddulph and Cheadle.

7.21 No LSEs have been identified in the updated screening exercise in relation to Cannock Chase SAC because no sites proposed for allocation are located within the 15km zone of influence of the SAC.

Updated screening of preferred options policies

7.22 Preferred Options policies were first screened in November 2016, with this screening updated in June 2017 to take account of the emerging nature of plan preparation.

7.23 LSEs were identified in relation to policies SS8 and SS9 and to the Peak District Moors (South Pennine Moors Phase 1) SPA, South Pennine Moors SAC and the Peak District Dales SAC. Policies SS8 and SS9 support appropriate development within villages.

This presents a risk that development could occur in villages close to the Peak District Moors (South Pennine Moors Phase 1) SPA, South Pennine Moors SAC and the Peak District Dales SAC, resulting in adverse effects on the European sites.

7.24 In order to mitigate for these potential LSEs, the HRA report recommends that wording is added to policies SS8 Larger Villages Area Strategy and SS9 Smaller Villages Area Strategy, as follows:

> "Any development proposal that might have the potential to affect a European or Ramsar Site must itself be subject to appropriate assessment."

How suggested mitigation measures have been taken into account in finalising the plan

7.25 The recommended mitigation measures have been incorporated into the Local Plan Preferred Options July 2017.

7.4 Equality Impact Assessment - methodology

7.26 The National Planning Policy Framework (NPPF) (paragraph 70) requires local planning authorities to deliver the social, recreational and cultural facilities and services the community needs. It is considered that the EqIA can help inform this process by understanding the needs of different community groups and how planning policies and decisions can affect them.

Consultation and establishing community needs

7.27 In April 2016 the Council adopted a Statement of Community Involvement (SCI) which sets out how the Council will involve local people, businesses and other stakeholders in the preparation of planning policy documents and sets out the approach to consulting people over planning applications, with a commitment to promoting equal opportunities. The SCI is available at the link below:

https://www.staffsmoorlands.gov.uk/article/1165/Statement-of-Community-Involvement-SCI

7.28 The Council adopted its Core Strategy in March 2014. The SA of the Core Strategy can be read at the link below and includes an Equality Impact Assessment of the plan's policies and proposals. The assessment concluded that the adopted Core Strategy will have positive benefits for all through improved access to housing for all groups, and particularly for older, younger and residents with disabilities. It will also have positive benefits for all, and in particular older, younger and residents with disabilities, through improved access to services and facilities in the towns and larger villages. It will also have positive benefits in particular for children/younger people through improved access to play and sports facilities.

https://www.staffsmoorlands.gov.uk/media/341/Core-Strategy-Sustainability-Appraisal-Report-March-2014/pdf/Core_Strategy_Sustainability_Appraisal_Report_March_2014.pdf

7.29 In 2016 Staffordshire Moorlands District Council commissioned consultants Engaging Communities to speak to people about their experiences and needs in relation to the Council's responsibilities under the Equality Duty[20] This was a qualitative research project meaning that there were a small number of participants and the findings whilst not statistically analysed, have been analysed by themes.

7.30 Focus groups were used in the first instance to gain insight from members of the protected characteristic groups. The advantage of using focus groups is that it provides an opportunity to explore the attitudes, feelings, beliefs, experiences and reactions of participants in ways that are not feasible with other methods.

7.31 In addition to this, semi-structured interviews were carried out with some participants dependent on their preference. The informal atmosphere of a semi-structured interview can encourage openness from participants and also offer the researcher flexibility to adjust the questions and change direction as the interview progresses.

7.32 There was a focus on five protected characteristic groups: race, religion, disability, sexual orientation and gender reassignment. There was a reluctance amongst two groups in particular, namely race and religion to take part in the research and this means that the findings are more influenced by the other characteristics.

7.33 Building on the EqIA undertaken for the Core Strategy and the work of consultants Engaging Communities, a full EqIA of the Staffordshire Moorlands Local Plan was carried out as part of the SA process. A summary of needs / issues was collated for each of the protected characteristic groups. The community needs identified have been used as the main criteria for assessing the potential impact of the emerging Local Plan policies and proposals.

7.34 The full text can of the Equality Impact Assessment for the emerging Local Plan can be read on the Council's web-site. Its main findings have been summarised in the section below.

7.5 Equality Impact Assessment - Summary of findings

7.35 The needs and issues raised by representatives of protected groups have been grouped and summarised into a number of key themes as follows. In order to address the key equality impacts identified, the Local Plan should:

1. **Housing** - Deliver future housing according to the diversity of local needs, including new homes that are affordable and adaptable as well as extra care housing where needed.
2. **Employment** - Provide access to employment opportunities, from all sectors of the economy and located close to where people live.
3. **Community Safety** - Deliver safe and inclusive communities.
4. **Access to Facilities** - Ensure appropriate levels of community infrastructure, including facilities for health and recreation, that are well located and readily accessible.

7.36 These key equality themes have been used as criteria to assess the potential impact of the policies and objectives in the emerging Staffordshire Moorlands Local Plan. Key findings are:

20 Respecting All: the experiences of five protected characteristic groups under the Equality Duty; Engaging Communities; November 2016

Housing Needs

7.37 Availability of affordable housing is an important issue for all equality strands. Major risks associated with the differential impacts include:

- Deterioration of rural communities as people cannot afford to live in housing and are forced to move out of area.
- Ageing of population as young people / first time buyers cannot afford housing in planning area and are forced to move to neighbouring districts.
- Discrimination against trans-gender community as specific housing needs are not met through availability of social housing.
- Shortage of appropriate housing for elderly residents and disabled people through inflexible housing stock and lack of smaller single storey units.
- Shortage of housing to meet the needs of deprived communities and risk of further disadvantage by not introducing a mixture of housing types and tenures into those deprived areas.

Employment Opportunities

7.38 The availability of local employment opportunities from all sectors of the economy was identified as a key equality issue. The main risks associated with the differential impacts identified include:

- Decline in the financial security of communities through a lack of employment opportunities and access to work for all groups.
- Further financial deprivation resulting in a negative impact on the well-being of residents - putting pressure on social services - through a lack of accessible employment opportunities in deprived areas.
- Marginalisation of people with accessibility needs if employers fail to comply with equalities regulations that require employment opportunities to be accessible to disabled people.

Community Safety

7.39 Community safety is a significant issue for all groups and this highlights the importance of living in inclusive communities for their quality of life. The main risks associated with the differential impacts identified include:

- Marginalisation - if communities are not designed to be inclusive.
- Reduced opportunities for social contact, for older and disabled people in particular, as a result of lack of appropriate local services, or the means of accessing those services and facilities.
- Discrimination from lack of ready access to essential community infrastructure such as that for health care.
- Build up of focused areas of disadvantage from the concentration of particular types of housing, e.g. social rented, resulting in reduced interaction between different sectors of the community.
- Limited social interaction with an associated negative impact upon community cohesion as a consequence of people not feeling safe within their local area.

Access to facilities

7.40 Ensuring appropriate levels of community infrastructure, including facilities for health and recreation, that are well located and readily accessible is a significant issue for all groups. The main risks associated with the differential impacts identified include:

- Increased anti-social behaviour amongst younger members of the community without accessible facilities for sport and recreation and other "things to do".
- Discrimination in terms of physical access to buildings for disabled people. All public buildings including retail development needs to be accessible to wheelchair users and those with poor mobility.
- Isolation of rural communities and elderly residents though requirement for increased reliance on use of a private car, if essential services and facilities are not accessible by walking, cycling or by public transport.

Mitigation measures proposed

7.41 The EqIA report made the following recommendations for improving the policies proposed for inclusion in the Local Plan preferred options July 2017, in order to take account of the assessment findings.

1. **Spatial Vision** - Make a reference to health and the Green Infrastructure Strategy. These would be beneficial due to the ageing population and the District's childhood obesity issue.
2. **Vision for Leek** - Make a reference to open space and the Green Infrastructure Strategy both of which could help to improve health and more specifically the childhood obesity problem in parts of the town.
3. **Vision for Biddulph** - Make a reference to open space and the Green Infrastructure Strategy both of which could help to improve health and more specifically the childhood obesity problem in parts of the town.
4. **Vision for Cheadle** - Make a reference to open space and the Green Infrastructure Strategy both of which could help to improve health and more specifically the childhood obesity problem in parts of the town.
5. **Vision for Rural Areas** - Make a reference to open space and the Green Infrastructure Strategy both of which could help to improve health and more specifically the childhood obesity problem in some rural wards.
6. **Policy SS4 'Strategic Housing Development'** - Ensure that housing requirement is set to address objectively assessed need.
7. **Policy SS6 'Leek Area Strategy'** - Include a reference to reducing levels of deprivation in Leek North, delivering safe and inclusive communities and helping to tackle the childhood obesity problem (e.g. Through implementation of the Green Infrastructure Strategy).
8. **Policy SS7 'Biddulph Area Strategy'** - Make reference to delivering safe and inclusive communities and helping to tackle the childhood obesity problem (e.g. through implementation of the Green Infrastructure Strategy).
9. **Policy SS8 'Cheadle Area Strategy'** - Include reference to the housing needs of older people in Cheadle to reflect baseline information. Include reference to delivering safe and inclusive communities and helping to tackle the childhood obesity problem (e.g. through implementation of the Green Infrastructure Strategy).
10. **Policy SS14 'Northern Gateway Opportunity Site'** - Include reference to the Green Infrastructure Strategy (with its links to health benefits and helping to tackle the obesity problem) within this policy or the relevant site specific policy.

11. **Policy H1 'New Housing Development'** - The policy wording could be made clearer to show that disabled people including wheelchair users will be catered for.
12. **Policy TCR1 'Development in the Town Centres'** - The policy wording could be made clearer to show that disabled people including wheelchair users will taken into consideration in the design of spaces in town centres.

Monitoring Proposals

8 Monitoring Proposals

8.1 This section makes recommendations for the approach to monitoring the sustainability effects of implementing the Staffordshire Moorlands Local Plan.

What the Directive requires:

"Member States shall monitor the significant environmental effects of the implementation of plans or programmes in order, *inter alia*, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action." (Article 10.1)

The Environmental Report should provide information on "a description of the measures envisaged concerning monitoring" (Annex I (i)).

8.2 The SEA Directive requires monitoring of the significant environmental effects of implementing the plan. SA monitoring will cover the significant economic and social effects, as well as the environmental ones.

8.3 The table below sets out proposed measures for monitoring the sustainability effects of implementing the preferred options for the Local Plan. The monitoring measures proposed are linked to the SA process, including the objectives, targets and indicators developed for the SA Framework, the baseline information and key sustainability issues, the likely significant effects expected, and the mitigation measures proposed.

8.4 The monitoring measures proposed focus on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken.

8.5 The policies and objectives of the Local Plan will be delivered in the context of the Development Plan as a whole, and the wider policy framework which sits alongside the planning system. For this reason, monitoring the sustainability effects of implementing the Local Plan will be conducted as part of the overall approach to monitoring the sustainability effects of implementing this and other Planning Documents. Progress will be reported through the Annual Monitoring Report.

8.6 Wherever possible, existing monitoring arrangements, including information collected by outside bodies, have been suggested as a source of indicators.

8.7 The statutory environmental consultees and other stakeholders have already made important contributions as part of this SA, particularly in terms of developing the baseline information and SA Framework. As part of the consultation process relating to this SA report, consultees are invited to make specific comment on the monitoring proposals for the sustainability effects of implementing the Local Plan. In particular to agree the sustainability effects to be monitored and the information to be collected, including by whom and when.

What needs to be monitored?	What sort of information is required?	Indicators	Source of information
Effects on the economy	Success of small businesses. Vitality of town centres.	• Employment land supply. • Retail vacancy rates.	Local Planning Authority. Inter Departmental Business Register, available from ONS at local authority level.
Effects on diversity and abundance of flora and fauna and geological interests	Trends relating to the management and condition of SSSIs and Local Wildlife Sites. Protection of priority habitats and species and geological interests on undesignated sites, both brownfield and greenfield.	• Area (ha) of SSSIs and Local Wildlife Sites lost to development requiring planning permission.	Staffordshire Wildlife Trust. Local Planning Authority.
Effects on climate change	Location of housing and employment development. Amount of renewable energy produced in area. Carbon dioxide emissions. Incorporation of sustainable design features in new development.	• Total carbon dioxide emissions. • Amount of renewable energy generation by installed capacity and type.	Defra publication of local CO_2 emissions every Autumn. http://www. defra.gov.uk/environment/statistics/globatmos/ galocalghg.htm Local Planning Authority. Staffordshire County Council
Effects on landscape and townscape quality	Impact of development of landscape and townscape character. Development on greenfield sites.	• % or areas of historic buildings, sites and areas including locally listed assets affected, whether in	Historic England. Local Planning Authority.

What needs to be monitored?	What sort of information is required?	Indicators	Source of information
		an adverse or beneficial way. • % of new and converted dwellings built on previously developed land.	
Control of flood risk	Location of new development in relation to flood zones.	• Number of planning applications granted contrary to the advice of the Environment Agency in respect of flood risk.	Environment Agency
Accessibility of jobs, services and facilities	Access to services for all, including young and older people and those living in rural or remote settlements.	• New indicator to be developed in consultation with Staffordshire County Council	Staffordshire County Council
Effects on deprived areas and disadvantaged groups	Local concerns relating to anti-social behaviour. Health inequalities. Community cohesion.	• Premature (persons under 75 years) all cause standardised mortality ratios. • Domestic burglaries per 1,000 households	ONS Crime Survey for England and Wales

What needs to be monitored?	What sort of information is required?	Indicators	Source of information
Housing which meets local needs	Availability of affordable housing. Housing types, tenures and sizes that meet housing need.	Number of affordable housing completions.	Strategic housing team

Table 8.1 Proposals for monitoring the sustainability effects of implementing the Staffordshire Moorlands Local Plan

Quality Assurance Checklist

9 Quality Assurance Checklist

9.1 The Quality Assurance checklist below has been used to ensure that the requirements of the SEA Directive have been met and fully integrated into the parts of the sustainability appraisal process covered in this document. The Quality Assurance checklist covers both the technical and procedural steps of the sustainability appraisal process and will be updated as further stages are reached; it has been drawn from Appendix 9 of the 2005 ODPM document: A Practical Guide to the Strategic Environmental Assessment Directive, updated with requirements set out in the National Planning Policy Framework.

Quality Assurance	Relevant section
Objectives and context	
The plan or programme's purpose and objectives are made clear.	These will be set out in the non-technical summary and in section 2: Introduction.
Sustainability / environmental issues and constraints, including international and EC environmental protection objectives are considered in developing objectives and targets	SA Scoping Report identified key sustainability issues - these informed development of the SA objectives. See Section 4 of this report.
SA / SEA objectives, where used, are clearly set out and linked to indicators and targets where appropriate.	SA objectives are clearly set out in the Scoping Report and linked to indicators. Also see Section 4 of this report.
Links with other related plans, programmes and explained and policies are identified and explained.	These links are set out in the SA Scoping Report. Also see section 4; the final report will include key elements of the scoping report.
Conflicts that exist between SA/SEA objectives, between SA/SEA and plan objectives, and between SA/SEA and other plan objectives are identified and described.	To be included in the next report.
Scoping	
Consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report.	SA Scoping Report was consulted on as part of preparation of the emerging Local Plan.
The assessment focuses on the significant issues.	Key sustainability issues were identified in the Scoping Report and are set out in table 4.2 of section 4 of this report. The key sustainability issues informed development of the SA objectives.
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Difficulties in collecting data alongside other risks and uncertainties are set out in section 3 of this report.

Quality Assurance	Relevant section
Objectives and context	
Reasons are given for eliminating issues from further consideration.	None of the key issues identified were subsequently eliminated - all were considered to remain relevant.
Alternatives	
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.	The SA has appraised all reasonable alternatives considered through the plan making process. Details are set out in section 5 of this report. The reasons for the selection or rejection of alternatives are also set out in this section of the report.
Alternatives include 'do minimum' and/or 'business as usual' scenarios wherever relevant.	A "do nothing" alternative is discussed in section 5 of this report.
The sustainability/environmental effects (both adverse and beneficial) of each alternative are identified and compared.	All reasonable alternatives considered through the plan making process have been appraised against the SA Framework. The positive and negative effects of each option are identified and compared. Details of appraisals are set out in sections 12 - 16 of this report.
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	No inconsistencies between the alternatives and other relevant plans or policies were identified. The implications of other plans and programmes are set out in the Scoping Report and will be summarised in the next SA report.
Reasons are given for selection or elimination of alternatives.	The reasons for the selection or rejection of alternatives are set out in section 5 of the report.
Baseline information	
The relevant aspects of the current state of the area (including economic, social and environmental aspects) and their likely evolution without the plan have been described.	The current state of the area is set out in the Scoping Report. The likely evolution of the baseline information without the plan is set out in section 5 of this report.
The characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan.	The characteristics of areas likely to be significantly affected are set out in the Scoping Report.

Quality Assurance	Relevant section
Objectives and context	
Difficulties such as deficiencies in information or methods are explained.	Difficulties in collecting data alongside other risks and uncertainties are set out in section 3 of this report.
Prediction and evaluation of likely significant environmental effects	
Effects identified include the types listed in the Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant; other likely environmental / sustainability effects are also covered, as appropriate.	Each of the options, preferred policies and options for site allocation were assessed against the SA Framework which covers the scope of effects listed in the Directive. The SA Framework is set out in section 4 and is linked to SEA topics.
Both positive and negative effects are considered, and the duration of effects (short, medium or long-term), and temporary/permanent effects are addressed	The likely significant effects of options are identified in tables set out in the appendices to this report. Positive and negative effects are considered, and the duration of effects (short, medium or long-term), and temporary / permanent effects are addressed.
Likely secondary, cumulative and synergistic effects are identified where practicable	The likely secondary, cumulative and synergistic effects are identified and set out in section 6 of this report.
Inter-relationships between effects are considered where practicable.	Where relevant inter-relationships between effects are identified and set out in section 6 of this report.
The prediction and evaluation of effects makes use of relevant accepted standards, regulations, and thresholds.	The prediction and evaluation of effects is via the SA Framework which is linked to quantitative indicators.
Methods used to evaluate the effects are described.	The appraisal methodology is explained in section 3 of this report.
Mitigation measures	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan or programme are indicated.	Measures envisaged to prevent, reduce and offset any significant adverse effects are identified in section 5 of this report.
Issues to be taken into account in project issues consents are identified.	Appraisal of site options identifies where necessary any issue to be taken into account in project consents. This is set out in appendices to this report.
The Environmental Report	

Quality Assurance	Relevant section
Objectives and context	
Is clear and concise in its layout and presentation.	The report presents the findings of the Sustainability Appraisal in a clear and concise format.
Uses simple, clear language and avoids or explains technical terms.	Clear language is used wherever possible. Technical terms are explained.
Uses maps and other illustrations where appropriate.	Maps are included at section 17.
Explains the methodology used.	The appraisal methodology is explained in section 3 of this report.
Explains who was consulted and what methods of consultation were used.	Who was consulted and what methods of consultation were used is described in section 11 of this report.
Identifies sources of information, including expert judgement and matters of opinion.	Sources of information are described in the Scoping Report.
Contains a non-technical summary covering the overall approach to the SA/SEA, the objectives of the plan, the main options considered, and any changes to the plan resulting from the SEA.	A non-technical summary will be included at the beginning of the next SA Report.
Consultation	
The SA/SEA is consulted on as an integral part of the plan-making process.	Details of consultations have been set out in section 3 of this report.
Consultation Bodies and the public likely to be affected by, or having an interest in, the plan or programme are consulted in ways and at times which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and Environmental Report.	Details of consultations have been set out in section 3 of this report.
Decision-making and information on the decision	
The environmental report and the opinions of those consulted are taken into account in finalising and adopting the plan or programme.	The findings of the SA and consultation responses have influenced the development of the Local Plan. The consultation responses received through the SA process and how SA findings have been taken into account are presented in Sections 11 and a further section to be included in the next SA Report.

Quality Assurance	Relevant section
Objectives and context	
An explanation is given of how they have been taken into account.	The consultation responses received through the SA process and how SA findings have been taken into account are presented in Sections 13 and 17 of this Report.
Reasons are given for choosing the plan or programme as adopted, in the light of other reasonable alternatives considered.	The reasons for the selection or rejection of alternatives are set out in section 5 of the report.
Monitoring measures	
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SEA.	Proposed measures to monitor significant effects are provided in Section 8 of this Report and are clearly linked to SA Objectives.
Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA.	This will be an ongoing process after adoption of the Local Plan through the Council's Monitoring Review.
Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect.)	Monitoring measures will be part of the ongoing process after adoption of the Local Plan through the Council's Monitoring Review.
Proposals are made for action in response to significant adverse effects.	Proposed measures to monitor significant effects are provided in Section 8 of this Report and are clearly linked to SA Objectives.
National Planning Policy Framework	
Para 165. A sustainability appraisal…should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.	Ongoing, the SA has been an integral part of the plan-making process, helping to inform the development and selection of alternatives as well as the development of preferred policy approaches and the selection of options for site allocation.
Para 167. Assessments should be proportionate, and should not repeat policy assessment that has already been undertaken.	Ongoing, the SA of the Local Plan is proportionate and does not repeat assessment that has been undertaken already.
Para 167. Wherever possible the Local Planning Authority should consider how the preparation of any assessment will contribute to the plan's evidence base.	The SA is presented as part of the evidence base.

Quality Assurance	Relevant section
Objectives and context	
Para 167. The process should be started early in the plan-making process and key stakeholders should be consulted in identifying the issues that the assessment must cover.	The SA process began in 2014 with consultation on the SA Scoping Report.

Table 9.1 Quality Assurance checklist

Next steps

10 Next steps

10.1 This Sustainability Appraisal Report and the process of assessing Local Plan policies and proposals will continue after the results of this public consultation stage have been taken into account. The results of the public consultation will inform the next iteration of the sustainability appraisal.

10.2 These findings will be published in the next stage of the sustainability appraisal that will accompany the Local Plan Submission document. This will also include any additional appraisal work in relation to any significant amendments that may be made to the emerging Local Plan.

Consultation responses

11 Consultation responses

11.1 Consultation with the public, stakeholders and the SEA bodies on the SA Scoping and Initial SA reports has been carried out alongside consultation on the emerging Local Plan as described in Table 3.2.

11.2 Consultation arrangements have included:

- Direct correspondence with SEA bodies.
- Over 5,000 e-mails and 8,000 postcards sent to consultees on the Staffordshire Moorlands consultation database.
- A dedicated web-page on the Staffordshire Moorlands web-site.
- Promotion of the Local Plan consultation and drop in sessions through social media.
- Press notices and releases in local papers.
- Postcards delivered to all residents within SMDC – 48,000 and all Businesses in SMDC – 3,000.
- Site notice at each proposed site allocation within the Local Plan.
- Consultation material available in key public locations.
- Public meetings and drop-in sessions.

11.3 The following consultation responses were received to the Initial SA Report prepared alongside the Staffordshire Moorlands Local Plan Preferred Options Sites and Boundaries April 2016. A total of 45 representations were received from 16 respondents. Summaries of the representations are reproduced here. The full text of representations can be read at the link:

11.4 http://staffsmoorlands-consult.limehouse.co.uk/portal/site_allocations/initial_sa_report

11.5 Responses received to the April 2016 consultation have been incorporated into this draft of the SA report, or have been used to amend the approach taken to the appraisal wherever possible.

Question	Consultee	Response Summary (with response reference)	Action
1. Do you support the overall approach taken to the appraisal of options?	Individual	ISA1: No.	Noted
	Individual	ISA3: Generally supports most of the appraisal and supports the need for more houses. Support for brownfield site development in Cheddleton alongside CD017.	Noted
	Individual	ISA5: No. Objection to appraisal for EN128. Adding 27 homes will not have a positive effect on emissions and traffic. There are flood risk issues. Building on this land cannot be 'overall' positive.	Noted
	Individual	ISA8: No. The council have made it impossible to comment on site allocations in some rural areas.	All representations are welcomed.
	Individual	ISA14: In Cheddleton there are brownfield and infill sites that have been rejected or not considered whilst green belt sites with direct impact on other housing developments and local ecology have been identified in preference.	Site suggestions are welcomed. The SA is part of a wider evidence base supporting site allocations.

Question	Consultee	Response Summary (with response reference)	Action
	Individual	ISA18: No. Existing brown field sites should be used first. Already there are too many empty sites that should be developed first.	The Council is required to meet its housing needs to 2031; as there are not enough brownfield sites to achieve this, both brownfield and green field site options are being considered.
	Individual	ISA22: Looks fine to me. However, would propose we try to reinstate dilapidated houses as part of new stock.	Noted
	Individual	ISA29: Sustainable development is about balancing the social, economic and environmental needs of an area. The assessments give more weight to economic development than the other elements. The appraisal is not balanced and will only lead to ultimate harm in our district.	Assessments use the SA Framework agreed at Scoping Stage to ensure that all elements of sustainability are properly addressed.
	Draycott Parish Council	ISA32: No. The Parish Council does not support the overall approach taken to the appraisal of options. Many of the development options are considered to focus on a small area of the Staffordshire Moorlands - Draycott parish and the neighbouring council at Checkley. No consideration has been given to the knock on effects of development in our parish to neighbouring villages such as Hilderstone and Fulford.	The preferred options Local Plan proposes a pattern of development in line with the spatial strategy set out in the adopted Core Strategy.
	Individual	ISA33: There is an over-riding need for employment opportunities in Leek to support an increase in inhabitants! There are 'brown' sites in the Leek Town boundary and surrounding areas which are NOT included but which are far more suitable!	The Council is required to meet its housing needs to 2031; as there are not enough brownfield sites in Leek to achieve this, both brownfield and green field site options are being considered.
	Natural England	ISA38: Generally yes, though we offer the following comments in order to allow the council to reflect on whether a consistent approach to SA has been achieved at this stage in the process. Eg SA relating to soils, agricultural land classification (ALC) and best and most versatile land appears to err on the side of caution i.e. in this consultation the presence of ALC grade 3 and 4 appear to be taken as an indication that potentially significant environmental effects could arise. Also the methodology in terms of landscape and landscape character impacts may benefit from clarification. A number of the SA judgements appear to acknowledge potential effects on landscape character and in the context of the wider National Character Area (NCA). However despite the ongoing landscape and heritage impact assessment work (the outcome of which is not yet known) the SA score attributed is in some cases 0 (neutral) rather than 'i' denoting the need for further information.	The assessment of potential effects on soils and agricultural land has been re-visited. The Natural England Likelihood of BMV dataset has been used to reappraise preferred option sites against this element of the SA Framework to provide additional detail. SA Objective 14 is to protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources. Hence the appraisal narrative reflects assessment against the various elements of this which includes opportunities to safeguard protected sites and historic landscapes as well as landscape character - and an "overall" judgement is recorded. However the July 2017 SA report provides details of where further information has been provided or may still be required in the site summaries in section 5.

Question	Consultee	Response Summary (with response reference)	Action
	Historic England	ISA44: The revisions in relation to our earlier comments are noted and welcomed, and SA Objectives 13, 14 and 15 in relation to 'cultural heritage' are welcomed. Any remaining references to 'undesignated' assets should be amended to 'non-designated' throughout the document. Site appraisals include uncertain and negative impacts on heritage assets / historic environment but do not offer further information. In addition, 400m has been used as a benchmark for proximity to Listed Buildings. It is not clear how or why this particular distance has been used as a benchmark since the setting of a heritage asset can be impacted upon at longer distances.	Remaining references to 'undesignated' assets have been amended in the July 2017 SA report. This version of the report has been updated to provide feedback from the Council's Landscape, Local Green Space & Heritage Impact Study (August 2016) in the site summaries set out in section 5. The heritage assessment followed the methodology presented in Historic England Advice Note 3 'The Historic Environment and Site Allocations in Local Plans' (2015). The search area was taken as an area of approximately 400m radius from the site boundary to identify designated heritage assets that may be directly or indirectly affected by the proposed allocation. At discretion, assets of high importance beyond this distance were included.
2. Have we correctly identified the main significant effects and potential mitigation measures?	Individual	ISA9: Definitely NOT. Objection to planning approval SMD/2014/0576 for Blythe Park, Cresswell (OC055). Planning officer warned about sustainability issues, flooding and contamination.	Noted
	Individual	ISA15: Objection to CD002 and CD003 on highways grounds.	Noted
	Individual	ISA19: No. Sites LE127, LE128A, LE142A, LE142B are along a small country road popular with pedestrians. Existing traffic levels are dangerous.	Noted. Reflected in assessment against SA Objective 1.
	Individual	ISA23: Looks fine, would prefer Leek employment site to be kept separate.	Noted
	Individual	ISA30: In some cases significant effects have been identified but they have not changed the overall result. In Biddulph, the Phase 1 Habitat Survey identified a number of important wildlife corridors and potential Species Rich Farmland Sites, but non of this information has influenced the consideration of site allocations, or reduced housing numbers on certain sites. I can see no evidence that ecological information provided has been given equal weighting alongside economic impacts in the assessments. The wildlife corridors as a minimum must be protected. In Biddulph, only a tiny proportion of allocated housing numbers are being found within the current town boundary. Where other towns / villages / areas have the space for more development within the town boundary or on brownfield land, this should be pursued first.	SA findings are only part of the evidence base supporting site allocations. The Council is consulting on a strategic green infrastructure network and draft policies in the preferred options Local Plan to protect biodiversity and green infrastructure. The site allocations proposed in July 2017 reflect support for brownfield sites within Biddulph.
	Draycott Parish Council	ISA32: No - expanding Blythe Business Park can only exacerbate many of our local problems with lack of infrastructure and roads. Blythe Business Park is known to be a flood zone. There are potential issues with contamination of the site due to previous occupation and owners.	Noted, site has planning consent

Question	Consultee	Response Summary (with response reference)	Action
	Individual	ISA34: No! Urban sprawl into the beauty spots of Leek is not the answer! Leek needs protection of its historic nature and especially not to sprawl out towards its defining boundary as it opens towards the National Park - This is Leek's biggest "selling point" for Tourism!	SA of development site options includes consideration of significant effects on heritage assets, landscape character and tourism, including opportunity for mitigation measures.
	Natural England	ISA39: Soils and landscape themes need further attention. Up to date information on local wildlife sites (Sites of Biological Interest and Biodiversity Alert Sites in Staffordshire) should be referenced when carrying out the SA.	Please see response to ISA38. The site appraisal summaries set out in section 5 have been updated to include feedback from the Council's 2017 ecology study that considered the scope for 'local wildlife site' (SBI) designation for (any elements of) preferred option sites against Staffordshire Wildlife Trust criteria.
	Environment Agency	ISA45: Impacts on water quality need to be assessed, particularly the cumulative impact to ensure the relevant Water Framework Directive (WFD) waterbodies do not deteriorate in status and listed measures in the River Basin Management Plan (RBMP) are taken into account.	
3. Do you wish to make a comment on the appraisal of one or more specific housing target option(s)?	Individual	ISA6: Objection to assessments for RU016 and RU020. Rudyard is a popular tourist destination. This will not be enhanced by building on the greenbelt surrounding the village. These sites will be clearly visible from the approaches to the village, and the popular paths used by tourists, namely the feeder and railway track approaching Rudyard from Leek.	Noted, no action required with respect to appraisal of housing target options.
	Individual	ISA7: Objection to site BB041. Sewer and drainage infrastructure cannot cope with the existing housing. Caverwall Old Road and surrounding roads cannot cope with the existing volume of traffic.	Noted, no action required with respect to appraisal of housing target options.
	Individual	ISA10: 168 houses passed in Cresswell are not included on Site Allocations plan yet they were passed alongside the OC055 employment development.	Noted, no action required with respect to appraisal of housing target options.
	Individual	ISA20: LE140 is part of the High School and adjacent to the last newly built houses, the construction of which has led to increased flooding. The bottom playing field is now very boggy and unusable.	Noted, no action required with respect to appraisal of housing target options.
	Individual	ISA24: None at present.	Noted
	Draycott Parish Council	ISA32: Why did our parish area which originally looked at a possible 12 homes in Draycott change to 168 houses in Cresswell? We know that the Cresswell planning application has now been approved but local opinion and council comments were largely ignored.	Noted. But no action required with respect to appraisal of housing target options.
	Individual	ISA35: LE142a, LE142b, LE140, LE128a and LE127. It is unnecessary to extend the town boundary into farmland as there are still many available brownfield sites locally. There is a much greater need for jobs / employment in the town. The	The appraisal of development site options considers impacts on economic development, landscape character, health and well-being, including opportunities

Question	Consultee	Response Summary (with response reference)	Action
		town gateway, especially from the National Park, Buxton Road A53, needs rigorous protection from urban sprawl in order to maintain the 'Queen of The Moorlands' identity. The Mount Road is a popular place for walking, cycling, horse-riding and general enjoyment for health and wellbeing. The Special Landscape Area and environs ought to receive the highest priority in its protection. The designation recognises that it is 'special' in nature and cannot be replaced once lost or damaged.	for mitigation. However SA findings are only part of the evidence base supporting site allocations.
	Natural England	ISA40: In the case of the 3 strategic options for Cheadle no clear conclusion appears to have been reached (see answer to Q5 below).	As the Council continues to build its evidence base, the July 2017 SA report includes identification of a preferred approach.
4. Do you wish to make a comment on the appraisal of one or more specific site allocation(s)?	Individual	ISA2: Owns a brownfield plot alongside CD017 and CD019, the development of which would enable more houses to be built in this area. Should not develop green belt land before brownfield land.	Site suggestion noted.
	Individual	ISA 4: There should be no building on CD002 and CD003 green belt land before brownfield sites are used. Puts forward an available brownfield plot to complement the usage of CD017.	Site suggestion noted.
	Individual	ISA11: Objection to OC055 expansion of Blythe Park Industrial Estate, Cresswell.	Noted, site has planning consent.
	Individual	ISA16: CD002 and CD003 are Green belt areas, with established trees and minor waterways. Further ecological surveys are required. The appraisal for CD003 and CD015 is exactly the same, other than the number of properties to be developed. It is therefore not clear why this site has not been chosen over CD003 given fewer objections and less deviation from the village boundary.	SA findings are only part of the evidence base supporting site allocations.
	Individual	ISA21: The Mount area should be kept as a beautiful, natural and accessible area for all the townspeople of Leek.	Noted
	Individual	ISA25: With regards to gypsy and traveller sites. Consider small sites spread throughout the district is best. Not one super-site.	Noted, appraisals have been carried out for all site options.
	Draycott Parish Council	ISA32: Objection to OC055 - far too big a development when the current site is not near capacity, plus the road structures are not in place to accept additional transport. Every road leaving Draycott parish area suffers from pinch points with no viable way to change that fact.	Noted; site has planning consent.
	Individual	ISA36: LE142a, LE142b, LE140, LE128a and LE127. There are a number of 'brown' sites within the town which could be very effectively used for housing development. The proposal to build almost 400 houses off the junction of the A53 as it joins Thorncliffe Road and The Mount Road is a major intrusion into public amenity and is unsupported in terms of additional infrastructure required such as roads, sewers, schools etc.	The Council is required to meet its housing needs to 2031; as there are not enough brownfield sites to achieve this, both brownfield and green field site options are being considered. Infrastructure requirements will be addressed by the emerging Local Plan.
	Natural England	ISA41: Please see our response to the Cheadle options (answer to Q5) below.	Noted

Question	Consultee	Response Summary (with response reference)	Action
5. Do you wish to make a comment on the appraisal of one or more alternative development approaches for Cheadle?	Individual	ISA12: 168 houses in Cresswell not included.	Permissions are included in the housing supply figures.
	Individual	ISA26: With regards to infrastructure. I will leave it to the experts, other than I feel access to road nodes and any associated reduction in the speed limits need to be considered carefully.	Noted
	JMW Planning Limited	ISA28: The south-western option should play a major role in providing the housing that the Council is committed to in the Core Strategy and the owners of sites CH085a-d and CH093 are committed to helping the Council achieve that. These sites are well positioned in relation to existing facilities in the town and for the most part could be reached by a means of transport other than the private motor vehicle. CH093 should come out of the Green Belt given the findings of the Council's study. This is a site that could be developed quickly to provide a mix of housing.	Please see preferred options Local Plan for details of proposed site allocations and strategy in relation to green belt release. Support for south western development approach for Cheadle noted.
	Natural England	ISA42: No clear conclusion is presented regarding the 3 broad options presented (Table 5.6 appears to dismiss all 3). We note that certain environmental assets like the Cecilly Brook Local Nature Reserve (LNR) and its population of water voles appear to be under threat irrespective of which option is chosen. The appraisal would benefit from a clearer narrative in terms of how impacts upon this environmental asset have been assessed. This appraisal outcome highlights the value of early and pro-active consideration of the management options for the LNR and the 'master-planning' of new housing and associated development in Cheadle. Scope may exist for a green infrastructure led project that is designed to 'fit' within the wider development of the town.	These recommendations have been included in updated site summaries included in the July 2017 SA report and can be taken forward through the strategic development site policies included in the preferred option Local Plan. A Strategic GI network report has also been prepared to help guide development site policies and inform the SA.
6. Does this Initial SA Report, together with the SA Scoping Report provide sufficient information at this stage to ensure that an appropriate SA can be carried out of the emerging Staffordshire Moorlands Local Plan?	Individual	ISA13: No. Objection to site OC055. Red listed species ignored. Flood risk assessment not appropriate. Grade II listed building (St Mary's church) not considered; issues with road infrastructure and sustainability.	Noted, site has planning consent.
	Individual	ISA17: It is unclear why certain plots are considered as preferable over others. Eg CD003 vs CD015. The document is vague and does not provide detail about ecological surveys. Many negative effects have been identified for CD003 whilst the appraisal for CD015 seems more positive. CD015 also demonstrates infill which is preferable and adjoins another brownfield site which is left undeveloped currently.	SA findings are only part of the evidence base supporting site allocations. Further evidence with respect to ecological surveys is included in the July 2017 SA report.
	Individual	ISA27: Leek Town boundary looks fine.	Noted
	Individual	ISA31: NO - SMDC is missing a key part of the evidence base referenced in the Core Strategy. A Green Infrastructure Strategy is required to ensure that the wildlife corridors within the District are identified and protected as Visual Open Space.	The Council is consulting on a strategic green infrastructure network and associated draft policies in the preferred options Local Plan.
	Draycott Parish Council	ISA32: No it does not. The scope of the Local Plan may be reasonably documented but really would	Noted. SMDC is supporting the preparation of Neighbourhood

Question	Consultee	Response Summary (with response reference)	Action
		benefit from local input. The council considers that a Local Plan is required for broad planning ideals but SMDC should then consider the needs and observations of Neighbourhood Plans. Local action group and Draycott Parish Council actively opposed the Blythe Park / Cresswell application and yet it still was passed. Now this local area is expected to pick up the problems that will be associated with this awful planning decision. Neighbourhood Planning processes need to be considered with the Scoping Report.	Plans, each of which will consider issues of sustainability.
	Individual	ISA37: Look at brownfield sites for housing.	The Council is required to meet its housing needs to 2031; as there are not enough brownfield sites in Leek to achieve this, both brownfield and green field site options are being considered.
	Natural England	ISA43: Yes, subject to our comments being considered and acted on.	Noted.

Table 11.1 Responses received to consultation on Initial SA Report April 2016

Appraisal of site options

12 Appraisal of site options

12.1 As set out in the Sustainability Appraisal Scoping Report August 2014, each potential site is assessed against the Council's SA Objectives. The SA Framework is reproduced in section 4 of this report and includes the decision making criteria used in carrying out the appraisal of proposals against each of the SA objectives. The definitions of significance used in the appraisals is set out in table 3.5 (in the appraisal methodology section of this report). The findings of the site appraisals are recorded in a series of tables below, with an appraisal summary.

12.2 Where the assessment refers to the findings of the HRA Report, this is the 2014 Report of the Core Strategy. A separate HRA of the Local Plan has been commissioned and its findings will be published separately.

12.3 In some cases it is not considered possible to spatially assess against an objective. Where impact on an objective depends less on the nature or location of a site, and more on the implementation of Local Plan or other policies, a neutral, or "dependent on implementation" assessment is recorded.

12.4 It should be noted that none of the criteria, or the assessment of the sustainability appraisal against these criteria, necessarily prohibits a site from begin allocated or being taken forward as a preferred option.

12.1 Leek

Sites (10+ dwellings) – within the Development Boundary

LE022

SA Objective	Assessment Criteria - Does the site (LE022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary, albeit on the south east edge. The development of greenfield land adjacent to the open countryside has the scope to reduce the quality of Green Infrastructure of the Town. Overall, this site has been assessed as having a neutral effect on this Objective.	0
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that could serve prospective residents of the site. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that the site is in proximity to Leek Moorlands Hospital. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall,	+

SA Objective	Assessment Criteria - Does the site (LE022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 16 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and a 1,200m from a GP surgery and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LE022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having a uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,500m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of the species poor grassland area but has some fairly biodiverse areas connected by hedgerows to the south and north. Therefore the site is deemed to have low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as urban ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (LE022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non- assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of two grade II listed assets and 400m of two more grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LE022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is not within 1,000m to existing areas of employment within the town or District and, as such, could fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 16 dwellings is considered to have a positive effect. The site is also accessible to existing services and facilities which is likely to have a positive effect, as could the site's low ecological importance. However, the development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets and the inaccessibility of existing areas of employment.			

Table 12.1

LE037A

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the town centre of Leek, although it is also located on the settlement boundary. The redevelopment of this greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. It should be noted that the site is in proximity to Leek First School. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 800m of a GP surgery and could have good access to the open countryside as the site is also on the edge of the settlement boundary. It could be considered that the development of this site could have a positive effect on health. It should be noted that the site is in proximity to Leek Moorlands Hospital. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 28 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and a GP surgery and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has broadleaved woodland, dense scrub and tall ruderal vegetation which are connected to semi-natural broadleaved woodland and running water habitats, which form an important potentially biodiverse mosaic as part of Ladydale SBI and therefore has been deemed to have ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as urban ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	● Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 150m of two grade II listed assets within the town centre of Leek. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration	-/?

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	of the setting of these historical heritage assets. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, the site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? ● Deliver development that maximises re-use of brownfield land? ● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? ● Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	● Deliver development that helps to safeguard shops and services in existing centres? ● Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	● Help provide a balanced portfolio of employment land in sustainable locations? ● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is in proximity to existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 28 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets and the ecological importance of the site.			

Table 12.2

LE045

SA Objective	Assessment Criteria - Does the site(LE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	This site is within the existing village boundary of Leek but not within the Draft New Town Boundary for Leek. There is scope, due to the size of this site, that it could enable the enhancement of existing facilities and services within the town and also improve the social and environmental quality of the neighbourhood. Overall, this site has been assessed as having a neutral effect on this Objective.	0
2. To advance equality of opportunity between all persons and eliminate	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due	The site is located on the edge of the settlement boundary and it is within 800m of the town centre and the wide range of key services and	+

SA Objective	Assessment Criteria - Does the site(LE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
social exclusion by improving access to jobs, services and facilities.	to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	facilities that can be found here that would serve prospective residents of the site. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of designated open space and help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and a GP surgery and adjacent to the open countryside this should reduce the need to travel within the town. However, the site is relatively inaccessible at present, although the sites is linked to a number of other sites which could provide access. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site borders Brough Park Fields (LNR), a County Site of Biological Interest for its grassland areas. It could be considered that the development of this site could lead to short-term disturbances of this habitat and possibly long term also. This could therefore have an adverse effect on the District's Green infrastructure network. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site(LE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is in proximity to one grade II listed assets and within 400m of a further grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. It should be noted that the site is within 400m of Dieu La Cres Abbey which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration	0

SA Objective	Assessment Criteria - Does the site(LE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		although its location adjacent to Brough Park Fields (LNR) could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment and services and facilities within the town. However, the site's proximity to a designated asset is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's proximity to historic assets.			

Table 12.3

LE057

SA Objective	Assessment Criteria - Does the site(LE057)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located outside of both the existing village boundary and also the draft new town boundary for Leek. The development of greenfield land adjacent to the open countryside has the scope to reduce the quality of Green Infrastructure of the Town. Overall, this site has been assessed as having a neutral effect on this Objective.	0
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Although the site is outside of the settlement boundary for Leek, it can be considered that the site would be in proximity to a wide range of key services and facilities within Leek town centre. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 800m of a GP surgery and could have good access to the open countryside as the site is located in the open countryside, It could be considered that the development of this site could have a positive effect on health. It should be noted that the site is in proximity to Leek Moorlands Hospital. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE057)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 105 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and 1,2000m from a GP surgery and near to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a s positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site(LE057)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,000m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall with potential for supporting breeding birds, foraging bats and badger, but does form an important part of Ladydale SBI and therefore is attributed ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE057)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 250m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE057)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 105 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment and services and facilities within the town. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's proximity to historic assets and the ecological importance of the site given the proximity to Ladydale SBI.			

Table 12.4

LE061

SA Objective	Assessment Criteria - Does the site(LE061)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	As the site is located on the edge of the town centre of Leek it could be considered that the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE061)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the edge of town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 800m of a GP surgery but has relatively poor good access to the open countryside and areas of open space. It could be considered that the development of this site for could have a positive effect on health. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 16 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 800m of the town centre of Leek and a GP surgery and near to the open countryside which should	+

SA Objective	Assessment Criteria - Does the site(LE061)...?	Commentary on likely nature of effects of site allocation	Overall assessment
of transport and reduce the number of journeys made by car.	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 500m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these could be limited. The Ecological Study (2015) notes that the site has low biodiversity value overall, is set within an urban environment with little connectivity	0

SA Objective	Assessment Criteria - Does the site(LE061)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	to the wider countryside which lowers the biodiversity of the area considerably, so therefore is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of four grade II listed assets and within 100m of 20 grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, the site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National	+

SA Objective	Assessment Criteria - Does the site(LE061)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site(LE061)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site's proximity to existing areas of employment and services and facilities within the town is assessed as having a significant positive effect, as could the development of brownfield, urban ALC land. The proposed delivery of circa 16 houses is considered to have a positive effect. However, the site's proximity to historic assets is assessed as being a negative effect.			

Table 12.5

LE063

SA Objective	Assessment Criteria - Does the site(LE063)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	As the site is located within the town centre of Leek it could be considered that the redevelopment of this mixed greenfield and brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. It should be noted that the site is in proximity to Leek First School. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The site is within 800m of a GP surgery and could have good access to the open countryside as the site is in proximity to the settlement boundary and the open countryside. It could be considered that the	+

SA Objective	Assessment Criteria - Does the site(LE063)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	development of this site for could have a positive effect on health. It should be noted that the site is in proximity to Leek Moorlands Hospital. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	The town centre location of this site means that it is within 500m of a number of bus stops as well as a range of other key services and facilities. However, there is scope that the site could increase the need to travel by less sustainable forms of transport, however this is uncertain. Overall, the site has been assessed as having a positive effect on this objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site(LE063)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m of Brough Park Fields (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these could be limited. The Ecological Study (2015) notes that the site itself has buildings with bat potential, broadleaved woodland, dense scrub and tall ruderal vegetation which are connected to semi-natural broadleaved woodland and running water habitats, which form an important potentially biodiverse mosaic culminating in the site being attributed regional ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield and brownfield land. However the land has also been assessed as urban ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE063)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 150m of two grade II listed assets within the town centre of Leek. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, the site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE063)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to historic assets and ecological importance of the site is likely to have a negative effect.			

Table 12.6

LE064

SA Objective	Assessment Criteria - Does the site(LE064) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion?	The site is located within the settlement boundary, albeit on the north west edge. The development of this greenfield site adjacent to the open countryside has the scope to reduce the quality of Green	0

SA Objective	Assessment Criteria - Does the site(LE064) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	Infrastructure of the Town. Overall, this site has been assessed as having a neutral effect on this Objective.	
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Whilst the site is located on the edge of the settlement boundary, it is still within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is in excess of 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 11 dwellings and could not significantly contribute to housing in the District. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE064) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and adjacent to the open countryside this should reduce the need to travel within the town. Similarly, the site is near to the A523 which has a number of bus stops and services serving it. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within flood zone 2 and an area which highlights that communities are at risk from fluvial flooding as noted in the SFRA. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective.	-

SA Objective	Assessment Criteria - Does the site(LE064) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 750m from Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these could be limited. The Ecological Study (2015) notes that the site has fairly low biodiversity overall, with fairly poor connectivity to more biodiverse habitats therefore is attributed low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as urban ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of three grade II listed assets and a scheduled monument, Brindley's Mill. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site(LE064) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site(LE064) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site's proximity to existing areas of employment is considered to be a significant positive effect. Similarly, the site has good accessibility to services and facilities which is likely to have a positive effect. However, the site is located within flood zone 2 which is assessed as being a negative effect. The development of greenfield land is likely to have a negative effect, as could the site's proximity to historic assets and a Local Nature Reserve.			

Table 12.7

LE070

SA Objective	Assessment Criteria - Does the site(LE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	As the site is located within the town settlement boundary of Leek it could be considered that the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located toward the edge of town, it is still within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to the nearby open space and countryside which should help to support	+

SA Objective	Assessment Criteria - Does the site(LE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 22 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and a GP surgery and near to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 800m away from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall and is deemed to have low ecological importance overall while being set within an urban environment with little connectivity to the wider countryside. The site is attributed district ecological importance as there is potential for buildings and a tree to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site(LE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 22 dwellings is considered to have a significant positive effect, as could the development of urban ALC brownfield land, the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to historic assets and the ecological importance of the site is assessed as a negative effect.			

Table 12.8

LE076

SA Objective	Assessment Criteria - Does the site(LE076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	This site is within the existing village boundary of Leek but not within the Draft New Town Boundary for Leek. There is scope, due to the size of this site, that it could enable the enhancement of existing facilities and services within the town and also improve the social and environmental quality of the neighbourhood. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the settlement boundary, it is still within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 800m of the town centre of Leek and a GP surgery and adjacent to the open countryside this should	0

SA Objective	Assessment Criteria - Does the site(LE076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
forms of transport and reduce the number of journeys made by car.	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	reduce the need to travel within the town. However, the site is relatively inaccessible at present, although access could be provided through other allocated sites. Overall, this site has been assessed as having a neutral effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 250m of Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have an effect on this asset, at least a short term disturbance of this habitat, if not long term. The Ecological Study (2015) notes that the site has potential for numerous protected species to be present due to the	-/?

SA Objective	Assessment Criteria - Does the site(LE076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	intricate habitat mosaic present on site. The site is also well connected to more biodiverse habitats and the wider countryside. Moreover the site is part of Ball Haye Green Disused Tip SBI and therefore is attributed regional ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of	+

SA Objective	Assessment Criteria - Does the site(LE076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location near to Brough Park Fields (LNR) could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site(LE076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to a designated asset is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC is assessed as being a negative effect, as could the site's proximity to a Local Nature Reserve and the ecological importance of the site.			

Table 12.9

LE091

SA Objective	Assessment Criteria - Does the site(LE091)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	This site is within the existing village boundary of Leek but not within the Draft New Town Boundary for Leek. There is scope, due to the size of this site, that it could enable the enhancement of existing facilities and services within the town and also improve the social and environmental quality of the neighbourhood. Overall, this site has been assessed as having a neutral effect on this Objective.	0
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and	+

SA Objective	Assessment Criteria - Does the site(LE091)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	adjacent to an area of open space should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 150 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and a GP surgery and adjacent to the open countryside this should reduce the need to travel within the town. However, the site is relatively inaccessible at present, although access could be provided through other allocated sites. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE091)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 100m of Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have an effect on this asset, at least a short term disturbance of this habitat, if not long term. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site(LE091)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed assets and 400m of a further three grade II listed assets and a scheduled monument. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. It should be noted that the site is within 400m of Dieu La Cres Abbey which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location near to Brough Park Fields (LNR) could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE091)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 150 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to designated and historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as being a negative effect.			

Table 12.10

LE106

SA Objective	Assessment Criteria - Does the site(LE106)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion?	The site is located on the edge of the town centre of Leek it could be considered that the redevelopment of this brownfield site could help to	+

SA Objective	Assessment Criteria - Does the site(LE106)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the edge of town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. It should be noted that the site is in proximity to the Leek Campus of Buxton and Leek College. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, the site is in excess of 1,200m of a GP surgery and is in proximity to one of the most deprived LSOAs in the District, Leek North, which is in the 20% most deprived nationally. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 16 dwellings, and therefore also	+

SA Objective	Assessment Criteria - Does the site(LE106)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek, within 1,200m of a GP surgery and adjacent to the open countryside this should reduce the need to travel within the town. Similarly, the site is located off of the A523 which has a number of bus stops and services serving it. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site(LE106)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,500m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of the species poor grassland area but has some fairly biodiverse areas connected by hedgerows to the south and north. Therefore the site is deemed to have low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as urban ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of three scheduled monuments, five grade II* listed assets and 63 grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site(LE106)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site(LE106)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site's proximity to services, facilities and existing areas of employment is assessed as a significant positive effect. However, the development of greenfield land, grade 4 ALC is assessed as being a negative effect. As could the site's proximity to historic assets and a Local Nature Reserve.			

Table 12.11

LE147

SA Objective	Assessment Criteria - Does the site(LE147)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	This site is within the settlement boundary of Leek, albeit on the edge. There is scope, due to the size of this site, that it could enable the enhancement of existing facilities and services within the town and also improve the social and environmental quality of the neighbourhood. Overall, this site has been assessed as having a neutral effect on this Objective.	0
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space should help to support healthy	+

SA Objective	Assessment Criteria - Does the site(LE147)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 25 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and a GP surgery and adjacent to the open countryside this should reduce the need to travel within the town. However, the site has limited access to the transport network at present. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE147)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,000m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site is very significantly and completely within Ladydale SBI. It has potential protected species present due to the intricate habitat mosaic present on the site and it is well connected to more biodiverse habitats and the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a greenfield site. However, the land has also been assessed as grade 4 ALC land so development of this site could note result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site(LE147)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, the site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 100m of three grade II listed assets, including the Lady O'Th'Dale on the southern edge of the site. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			

SA Objective	Assessment Criteria - Does the site(LE147)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as could the site's proximity existing areas of employment. Similarly, the site is accessible to services and facilities which is likely to have a positive effect. However, the site's proximity to designated and historic assets is likely to have a significant negative effect. Similarly, the development of greenfield land, grade 4 ALC is assessed as being a negative effect.			

Table 12.12

LE243

SA Objective	Assessment Criteria - Does the site(LE243)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion?	This site is within the settlement boundary of Leek, albeit on the northern edge. There is scope, due to the size of this site, that it could enable the enhancement of existing facilities and services within the town and also improve the social and environmental quality of the	0

SA Objective	Assessment Criteria - Does the site(LE243)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	neighbourhood. Overall, this site has been assessed as having a neutral effect on this Objective.	
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 70 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site(LE243)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and a GP surgery and adjacent to the open countryside this should reduce the need to travel within the town. However, the site has limited access t at present, . Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site(LE243)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 300m of Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have an effect on this asset, at least a short term disturbance of this habitat, if not long term. The Ecological Study (2015) notes that the site is considered to have low ecological importance overall, however as the site is adjacent to Ball Haye Green Disused Tip SBI, there is potential to support reptile populations within refugia to the north of the site. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site(LE243)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location near to Brough Park Fields (LNR) could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site(LE243)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. Similarly, the site has good accessibility to services and facilities which is likely to have a positive effect, as could the development of urban ALC brownfield land. However, the site's proximity to historic assets could have a negative effect. The site's proximity to a Local Nature Reserve is also assessed as being a negative effect.			

Table 12.13

LE249

SA Objective	Assessment Criteria - Does the site(LE249)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	As the site is located within the town settlement boundary of Leek it could be considered that the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the settlement boundary and is more than 2,000m away from the town centre which could result in existing services and facilities being inaccessible and the needs of prospective residents not being addressed. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and help	0

SA Objective	Assessment Criteria - Does the site(LE249)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	to support healthy lifestyles. However, the site is in excess of 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 35 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is further than 2,000m of the town centre of Leek, which could be expected to increase the need to travel within the town. However, it is adjacent to the open countryside. Similarly, the site is near to the A523 which has a number of bus stops and services serving it. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 2,000m of the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site(LE249)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within flood zone 3 and an area which highlights that communities are at risk from fluvial flooding as noted in the SFRA. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site borders Ladderedge Country Park (LNR), an area of unimproved grassland meadows which supports a variety of habitats and vegetation communities. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This could therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has very low biodiversity value overall, however as the site is adjacent to Ladderedge Country Park the site's edge habitats and hence the site as a whole are considered to have some ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on brownfield land. However the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE249)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is close to, if not bordering, a grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of this historical heritage assets and its setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location adjacent to Ladderedge Country Park (LNR) could detract from this. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site(LE249)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Leek and the wider District, however the Leek town centre is not easily accessible from the site which may reduce the effect on this objective. Overall, this has been assessed as having a neutral effect on this Objective.	0
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District, notably Barnfields Industrial Park, and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 35 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. However, the site is partially within flood zone 3 which is likely to have a significant negative effect, as could its proximity to historic assets. Similarly, the proximity a Local Nature Reserve is assessed as being negative effects, as could the inaccessibility of services and facilities.			

Table 12.14

LE259

SA Objective	Assessment Criteria - Does the site(LE259)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion?	This site is within the existing village boundary of Leek but not within the Draft New Town Boundary for Leek. There is scope, due to the size of this site, that it could enable the enhancement of existing	0

SA Objective	Assessment Criteria - Does the site(LE259)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	facilities and services within the town and also improve the social and environmental quality of the neighbourhood. Overall, this site has been assessed as having a neutral effect on this Objective.	
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site(LE259)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and a GP surgery and adjacent to the open countryside this should reduce the need to travel within the town. However, the site is relatively inaccessible at present, although access could be provided through other allocated sites. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site(LE259)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 100m of Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have an effect on this asset, at least a short term disturbance of this habitat, if not long term. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset and 400m of a further three grade II listed assets and a scheduled monument. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location	+

SA Objective	Assessment Criteria - Does the site(LE259)...?	Commentary on likely nature of effects of site allocation	Overall assessment
landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location near to Brough Park Fields (LNR) could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site(LE259)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's proximity to services, facilities and existing areas of employment. However, the proximity to historic assets and a LNR are assessed as being significant negative effects. The development of greenfield land, grade 4 ALC land is assessed as being a negative effect.			

Table 12.15

12.1.1 Other uses

LE073

SA Objective	Assessment Criteria - Does the site(LE073)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	As the site is located within the town centre of Leek it could be considered that the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 800m of a GP surgery and a number of areas of open space within the town. The development of this site for employment purposes should also have a positive effect on health. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE073)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and a GP surgery and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site(LE073)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 500m away from Brough Park Fields (LNR) and, as such, is considered to have no effect on this asset. The redevelopment of this site, a brownfield site, could be expected to have an effect on biodiversity in the short term, however there could be no long term effects. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m of one grade II* listed asset and 12 grade II listed assets. It could be considered that the development of this site could affect the setting of these assets. It should be noted that the site	-/?

SA Objective	Assessment Criteria - Does the site(LE073)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? ● Deliver development that maximises re-use of brownfield land? ● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? ● Offer opportunities to help support tourism and the visitor economy?	Given the proposed employment use of this site and its location, there is scope that the site could support opportunities for investment in culture and tourism and should have a positive effect on the local economy. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	● Deliver development that helps to safeguard shops and services in existing centres? ● Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Leek and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	● Help provide a balanced portfolio of employment land in sustainable locations? ● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Leek as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site(LE073)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents as well as new employment provision on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the development of brownfield, urban ALC land. However, the proximity to historic assets and a Local Nature Reserve are assessed as being negative effects.			

Table 12.16

LE014 & LE015

SA Objective	Assessment Criteria - Does the site(LE014 & LE015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	It can be considered that this site may have a positive effect on the District's GI network given the adjacent area of Open Space and the mixed brownfield and greenfield nature of the site at present. Overall, the site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender	The site could be in proximity to a number of key facilities and services located within Leek town centre which could provide for any prospective residents. Similar, the mixed use nature of the site may also provide	++

SA Objective	Assessment Criteria - Does the site(LE014 & LE015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	new services and facilities on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 1,200m of a GP Surgery and adjacent to an area of open space. This should support healthy lifestyles and well-being for residents and support recreational activity and access to such facilities. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings, and therefore also provide a quantum of affordable housing on site. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek, within 1,200m of a GP surgery and adjacent to an area of open space this should reduce the need to travel within the town. Similarly, the site is located off of Newcastle Road which has a number of bus stops and services. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site(LE014 & LE015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 750m away from Ladderedge Country Park (LNR) and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that although habitats on site are fairly species poor, there is a range of vegetation structure which could support reptile populations and provide habitat for foraging bats and owls and breeding birds. Biodiversity is likely to be accentuated by the adjacent similar habitat to the west and connective hedgerows; therefore the site is deemed to have ecological importance. As noted, the site is adjacent to an area of open space. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site(LE014 & LE015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being both brownfield and greenfield land. As such, the effect of development of this site against this objective would be mixed. Overall, the site has been assessed as having a neutral effect on this objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of a brownfield and greenfield, urban ALC site could have a mixed effect on this objective due to the loss of existing buildings but also the scope for use of sustainable materials. Overall, this objective has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	There are no heritage assets within 400m of the site. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on the landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE014 & LE015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	Given the proposed employment use of this site and its location, there is scope that the site could support opportunities for investment in culture and tourism and should have a positive effect on the local economy. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Leek and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Leek as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents as well as new employment provision on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 30 dwellings.			

Table 12.17

LE067

SA Objective	Assessment Criteria - Does the site(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	As the site is located on the edge of the town centre of Leek it could be considered that the redevelopment of this mixed brownfield and greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Regardless of the edge of town centre location of this site, it can be considered that the site would be in relatively proximity to a wide range of key services and facilities. It should be noted that the site is in proximity to Leek High Specialist Technology School and Leek First School. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 800m of a GP surgery and a number of areas of open space within the town. The mixed use development of this should also have a positive effect on health, as could the nearby open space area to the east of the site. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings, and therefore also provide a quantum of affordable housing on site. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	The town centre location of this site means that it is within 500m of a number of bus stops as well as a range of other services and facilities. It could be considered that The site could have a positive effect on walking and cycling given the proximity of open space to the site. Overall, the site has been assessed as having a positive effect on this objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 750m away from Brough Park Fields (LNR) and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall, though as there is 1 building present on site that could potentially support roosting bats the site is afforded ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being both brownfield and greenfield land. As such, the effect of development of this site against this objective would be mixed. Overall, the site has been assessed as having a neutral effect on this objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of a brownfield and greenfield site could have a mixed effect on this objective due to the loss of existing buildings but also the scope for use of sustainable materials. Overall, this objective has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II* listed asset and seven grade II listed assets. It is considered that the development of this site could affect the setting of these assets. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective with scope, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	Given the proposed employment use of this site and its location, there is scope that the site could support opportunities for investment in culture and tourism and should have a positive effect on the local economy. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Leek and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Leek as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents as well as new employment provision on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

Table 12.18

LE080, LE085, LE086 & LE252

SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	As the site is located within the town centre of Leek it could be considered that the redevelopment of this brownfield and greenfield site could help to improve the social and environmental quality of the town centre, especially given the mixed use nature of proposed development. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. It should be noted that the site is in proximity to Leek First	++

SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	School. Overall, this site has been assessed as having a significant positive effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 800m of a GP surgery, however there is limited access to nearby areas of open space within the town. The development of this site for both employment and residential purposes should also have a positive effect on health. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 25 dwellings and could not contribute to the housing need of the District. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	The town centre location of this site means that it is within 500m of a number of bus stops as well as a range of other services and facilities. As noted previously, it does have good access to a wide range of services and facilities within the town centre. Overall, the site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 500m away from Brough Park Fields (LNR) and, as such, is considered to have no effect on this asset. The redevelopment of the brownfield aspect of site could be expected to have an effect on biodiversity in the short term, however there could be no long term effects. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall with the main interest focused on the potential for the 6 buildings to support roosting bats, therefore the site is given ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed	-/?

SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being both brownfield and greenfield land, similarly it is urban ALC. As such, the effect of development of this site against this objective would be mixed. Overall, the site has been assessed as having a neutral effect on this objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of a brownfield and greenfield site could have a mixed effect on this objective due to the loss of existing buildings but also the scope for use of sustainable materials. Overall, this objective has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	This site includes two grade II listed buildings, London Mill and Cross Street Mills. Although dependent on specific proposal information, there is scope that development of this site could lead to the deterioration of cultural and historic heritage assets and their settings. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	Given the proposed employment use of this site and its location, there is scope that the site could support opportunities for investment in culture and tourism and should have a positive effect on the local economy. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Leek and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Leek as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents as well as new employment provision on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 25 dwellings. However, the site includes two listed buildings which is likely to have a significant negative effect. The proximity of the site to a Local Nature Reserve which is likely to have a negative effect.			

Table 12.19

LE116

SA Objective	Assessment Criteria - Does the site(LE116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	As the site is located on the edge of the town centre of Leek it could be considered that the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the edge of town centre location of this site, it can be considered that the site would be in relatively proximity to a wide range of key services and facilities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 800m of a GP surgery, however there is limited access to nearby areas of open space within the town. The development of this site for both employment and residential purposes should also have a positive effect on health. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 21 dwellings, and therefore also provide a quantum of affordable housing on site. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	The town centre location of this site means that it is within 500m of a number of bus stops as well as a range of other services and facilities. As noted previously, it does have good access to a wide range of services and facilities within the town centre. Overall, the site has been assessed as having a positive effect on this objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site(LE116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 750m away from Brough Park Fields (LNR) and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall and is set within an urban environment which only has scattered trees as a habitat with no connectivity to the wider countryside which lowers the biodiversity potential of the area considerably. However, the presence of two buildings and two trees with potential to support roosting bats warrants the site being attributed ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of three scheduled ancient monuments, one grade I listed asset, one grade II* listed asset and seventy seven grade II listed assets. It is considered that the development of this site could affect the setting of these assets. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	Given the proposed employment use of this site and its location, there is scope that the site could support opportunities for investment in culture and tourism and should have a positive effect on the local economy. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Leek and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Leek as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site(LE116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District, notably Barnfields Industrial Estate, and, as such, could provide sufficient accessible employment opportunities for prospective residents as well as new employment provision on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 21 dwellings and development of brownfield, urban ALC land. However, the site is in proximity to historic assets and a Local Nature Reserve which is likely to have a negative effect, as could the ecological value of the site.			

Table 12.20

LE150

SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the edge of the town boundary in the southern side of Leek along the A520. It is considered that given the size of the site, there is scope that, through developer contributions, development of the site could lead to an enhancement of existing, and possibly new, facilities and services. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all	• Deliver development that is likely to help remove or minimise any disadvantages suffered by	The out of town location of this site means that the key services and facilities could be more than 800m away from the site. However, there	+

SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
persons and eliminate social exclusion by improving access to jobs, services and facilities.	people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	is scope that, due to the size of The site, some services and facilities may be provided on site. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 1,200m of a GP surgery has good access to open space and is adjacent to woodland and the open countryside. This is expected to support healthy lifestyles within the District and especially for those residents and workers on the site. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 120 dwellings, and therefore also provide a quantum of affordable housing on site. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	The out of town centre location of this site means that access to sustainable forms of transport are limited, however there are bus stops nearby on the A520. The site is in proximity to a public right of way to the east of the site which should encourage walking and cycling within the District by workers and residents of the site. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	ENVIRONMENTAL		
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,250m from Ladderedge County Park (LNR) and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area but has had badger field signs recorded in one area, and is adjacent to a large area of semi-natural broadleaved woodland, Ladydale SBI and rough grassland to the south. Therefore the site is given ecological value as the site abuts Ladydale SBI / Ballington Wood. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site could result in the loss of greenfield land through development of the site. Similarly, the land is classified as grade 3 ALC land so it could result in the loss of the best and most versatile agricultural land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Whilst this site could not result in the re-use of existing buildings, there is scope that development could use sustainable materials but also increase demand for local resources. Overall, this site has been assessed as having a neutral effect upon this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of five grade II listed assets. Development of the site has the scope to lead to the deterioration of these assets, although this is uncertain until proposal specific information is available. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, the greenfield nature of the site and how it borders natural woodland and open country side on its west side, there is scope that development of this site could have an adverse effect on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	Given the proposed employment use of this site and its location, there is scope that the site could support opportunities for investment in culture and tourism and should have a positive effect on the local economy. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The scale of development proposed by this site, circa 120 dwellings on a mixed use site, has the scope to significantly enhance the vitality and viability of the District's towns, notably Leek. This should also help to safeguard and improve shops and services. Overall, this site has been assessed as having a significant positive effect upon this Objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	As noted previously, given the scale of this site the scale of economic development through construction and also employment uses thereafter have the scope to encourage investment in businesses, people and infrastructure (through developer contributions) which could be expected to have a significant positive impact upon the local economy. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents as well as new employment provision on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed delivery of circa 120 is likely to have a significant positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a significant negative effect.			

Table 12.21

LE219

SA Objective	Assessment Criteria - Does the site(LE219)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	As the site is located on the edge of the town centre of Leek it could be considered that the redevelopment of this mixed brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the edge of town centre location of this site, it can be considered that the site would be in relatively proximity to a wide range of key services and facilities. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 800m of a GP surgery and a number of areas of open space within the town. The mixed use development of this should also have a positive effect on health, as would the nearby open space area to the east of the site. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help	+

SA Objective	Assessment Criteria - Does the site(LE219)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and could not contribute to the housing need of the District. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	The town centre location of this site means that it is within 500m of a number of bus stops as well as a range of other services and facilities. It could be considered that The site could have a positive effect on walking and cycling given the proximity of open space to the site. Overall, the site has been assessed as having a positive effect on this objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate	+

SA Objective	Assessment Criteria - Does the site(LE219)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 500m away from Brough Park Fields (LNR) and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has very low biodiversity value overall with extremely poor connectivity to the wider countryside, is set within an urban environment and only has one tree and species poor amenity grassland with no connectivity to the wider countryside. However, the tree and building have some potential to support roosting bats therefore the site is attributed ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m of one grade II* listed asset and 10 grade II listed assets. It is considered that the development of this site could affect the setting of these assets. It should be noted that the site is	-/?

SA Objective	Assessment Criteria - Does the site(LE219)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	Given the proposed employment use of this site and its location, there is scope that the site could support opportunities for investment in culture and tourism and should have a positive effect on the local economy. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Leek and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Leek as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site(LE219)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents as well as new employment provision on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the development of brownfield, urban ALC land is likely to have a significant positive effect. However, the site's proximity to historic assets and some ecological importance is likely to have a negative effect.			

Table 12.22

LE220

SA Objective	Assessment Criteria - Does the site(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	As the site is located on the edge of the town centre of Leek it could be considered that the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,	Given the edge of town centre location of this site, the site would be in relatively proximity to a wide range of key services and facilities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.		
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 800m of a GP surgery, however there is limited access to nearby areas of open space within the town. The development of this site for both employment and residential purposes should also have a positive effect on health. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and could not significantly contribute to housing need in the District. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	The town centre location of this site means that it is within 500m of a number of bus stops as well as a range of other services and facilities. As noted previously, it does have good access to a wide range of services and facilities within the town centre. Overall, the site has been assessed as having a positive effect on this objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 500m Brough Park Fields (LNR) and, as such, there is scope that this site could have an effect upon its setting, albeit limited. The Ecological Study (2015) notes that the site has very low biodiversity value overall with extremely poor connectivity to the wider countryside and is set within an urban environment with no vegetative habitats present on site. The site is however afforded ecological importance due to potential for the building to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	• Help safeguard the best and most versatile agricultural land?	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site	++

SA Objective	Assessment Criteria - Does the site(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of two grade II listed assets and within 400m of four scheduled ancient monuments, The site is in proximity to a number of listed buildings including one grade II* listed building and fifty four grade II listed buildings. The Big Mill and the Front Boundary Wall of The Big. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and its setting. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	Given the proposed employment use of this site and its location, there is scope that the site could support opportunities for investment in culture and tourism and should have a positive effect on the local economy. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Leek and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Leek as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents as well as new employment provision on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site has good accessibility to services and facilities and the development of brownfield, urban ALC land is likely to have a significant positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The site's proximity to ecological importance is likely to have a negative effect.			

Table 12.23

LE235 (Cornhill)

SA Objective	Assessment Criteria - Does the site (Corhhill)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	As the site is located on the edge of the town centre of Leek it could be considered that the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The out of town location of this site means that the key services and facilities could be more than 800m away from the site. However, there is scope that, due to the size of the site, some services and facilities may be provided on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 1,200m of a GP Surgery and adjacent to an area of open space. This should support healthy lifestyles and well-being for residents and support recreational activity and access to such facilities. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (Corhhill)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the Cornhill Concept Plan within the Churnet Valley Masterplan SPD, it is considered that the site could accommodate circa 244 dwellings and could not significantly contribute to housing need in the District. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	Given the edge of town location of this site, it is within 500m of a number of bus stops as well as a range of other services and facilities. As noted previously, it does have good access to a wide range of services and facilities within the town centre. Overall, the site has been assessed as having a positive effect on this objective.	++
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	Part of the site is located within flood zone 3 and an area which highlights that communities are at risk from fluvial flooding as noted in the SFRA. The development of this could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (Corhhill)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 250m from Ladderedge Country Park (LNR) and, as such, there is scope that this site could have an effect upon its setting. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on brownfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and	The site is within 50m from one grade II listed asset and within 400m from six grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (Corhhill)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could within 250m from Ladderedge Country Park (LNR) and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	Given the proposed employment use of this site and its location, there is scope that the site could support opportunities for investment in culture and tourism and should have a positive effect on the local economy. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a mixed use site on the edge of the town centre has the scope to have a positive effect on the vitality and viability of Leek and the wider District, as new employment and residents could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed mixed use of the site could be considered to have a positive effect on businesses and the residents of Leek as it could strengthen and diversify the economy. Overall, this has been assessed as having a positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents as well as new	++

SA Objective	Assessment Criteria - Does the site (Corhhill)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?	employment provision on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the proposed delivery of circa 244 dwellings is considered to have a significant positive effect. The site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site's partial location within a flood zone is likely to have a significant negative effect, as could its proximity to designated and historic assets.			

Table 12.24

12.1.2 Sites outside current development boundary

LE066

SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is outside of the settlement boundary of Leek and separate from the town of Leek when considered independently, however other there could be linkages through other allocated sites. The development of this site, a mixed brownfield and greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Leek and is remote from the town. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Leek. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, outside the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through,	+

SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and 1,200m of a GP surgery and within the open countryside which should reduce the need to travel within the town as the site is within 500m of a bus stop. However, the site has limited access to the transport network at present. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,250m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site consists mainly of common habitats, mixed planted woodland, buildings, amenity grassland and associated gardens, allotments and amenity grassland and the site is fairly isolated with little connectivity to the wider countryside, apart from being located 20m away from LE140. The woodland and habitat mosaic as well as the buildings that could potentially support roosting bats and therefore the whole site has been attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on mixed greenfield and greenfield land. However the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	The development of this mixed greenfield and brownfield site could enable the re-use of existing buildings within the town centre.	+

SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from a listed asset, the nearest asset is circa 450m away from the site to the north west. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, could fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site is located away from designated heritage assets and has good accessibility to services and facilities which is likely to have a positive effect. However, the ecological value of the site is likely to have a negative effect as well as the inaccessibility of existing areas of employment.			

Table 12.25

LE069

SA Objective	Assessment Criteria - Does the site(LE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site(LE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is outside of the settlement boundary of Leek and separate from the town of Leek when considered independently, however other there could be linkages through other allocated sites. The development of this site, a mixed brownfield and greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Leek. The site would be within 1,200m of a wide range of services and facilities but not within 400m of the town centre of Leek. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, outside the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. It should be noted that the site is in proximity to Leek Moorlands Hospital. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help	+

SA Objective	Assessment Criteria - Does the site(LE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 42 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Leek and a GP surgery and within the open countryside which should reduce the need to travel within the town as the site is within 500m of a bus stop. However, the site has limited access to the transport network at present. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m of the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate	+

SA Objective	Assessment Criteria - Does the site(LE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,250m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site is considered to have low overall ecological importance, with low potential to support protected species apart from roosting bats, with poor connectivity to more biodiverse habitats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on mixed greenfield and brownfield land. However the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this mixed greenfield and brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m of four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical	-/?

SA Objective	Assessment Criteria - Does the site(LE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, could fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 42 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and has good accessibility to services and facilities which is likely to have a positive effect. However, the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.			

Table 12.26

LE102

SA Objective	Assessment Criteria - Does the site(LE102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is borders the settlement boundary of Leek. The development of this site, a greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all	• Deliver development that is likely to help remove or minimise any disadvantages suffered by	As noted, the site borders the settlement boundary of Leek. The site is more than 1,200m away from the town centre which could result in	-

SA Objective	Assessment Criteria - Does the site(LE102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
persons and eliminate social exclusion by improving access to jobs, services and facilities.	people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	existing services and facilities being inaccessible. Overall, this site has been assessed as having a neutral effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is in excess of 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is further than 1,200m of the town centre of Leek, which could be expected to increase the need to travel within the town. However, it is adjacent to the open countryside. Similarly, the site is near to the A523 which has a number of bus stops and services serving it. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site(LE102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m of the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. However, the SFRA indicates that it is in an area which suggests communities may be at risk from fluvial flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 750m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site itself has mostly low biodiversity value overall in terms of area as it consists solely of species poor improved grassland with adjacent semi-natural broadleaved woodland. The site is considered to have ecological importance due to the presence of tree with bat roosting potential and the adjacent broadleaved woodland. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site(LE102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land, so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is adjacent to one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of this historical heritage asset and its setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Leek and the wider District, however the Leek town centre is not easily accessible from the site which may reduce the effect on this objective. Overall, this has been assessed as having a neutral effect on this Objective.	0
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, could fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land could have a significant negative effect, as could the site's proximity to historic assets. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment, has some ecological value which is likely to have a negative effect.			

Table 12.27

LE103

SA Objective	Assessment Criteria - Does the site(LE103)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is borders the settlement boundary of Leek. The development of this site, a greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site borders the settlement boundary of Leek. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. Overall, this site has been assessed as having a neutral effect on this Objective.	-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is in excess of 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE103)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is further than 1,200m of the town centre of Leek, which could be expected to increase the need to travel within the town. However, it is adjacent to the open countryside. Similarly, the site is near to the A523 which has a number of bus stops and services serving it. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m of the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	The site is located within flood zones 2 and 3 and it can be considered that the site would be subject to risk from flooding. The development	--

SA Objective	Assessment Criteria - Does the site(LE103)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 750m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land, so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m of four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical	-/?

SA Objective	Assessment Criteria - Does the site(LE103)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Leek and the wider District, however the Leek town centre is not easily accessible from the site which may reduce the effect on this objective. Overall, this has been assessed as having a neutral effect on this Objective.	0
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE103)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, could fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land would have a significant negative effect. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment and is adjacent to a listed building all of which is likely to have a negative effect. The site's location within flood zones 2 and 3 is also a significant negative effect.			

Table 12.28

LE127

SA Objective	Assessment Criteria - Does the site (LE127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is outside of the settlement boundary of Leek and separate from the town of Leek when considered independently, however other there could be linkages through other allocated sites. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,	As noted, the site is outside of the settlement boundary of Leek. The site would be within 1,200m of a wide range of services and facilities but not within 400m of the town centre of Leek. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LE127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.		
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, outside the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. It should be noted that the site is in proximity to Leek Moorlands Hospital. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 100 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Leek and a GP surgery and within the open countryside which should reduce the need to travel within the town as the site is within 500m of a bus stop. However, the site has limited access to the transport network at present. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (LE127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,250m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site itself has very low biodiversity value overall in terms of area as it consists of species poor improved grassland, one small area of scattered scrub with one species poor hedgerow. Therefore the site is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (LE127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural	0

SA Objective	Assessment Criteria - Does the site (LE127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		regeneration although its location adjacent to the open countryside could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, could fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and has good accessibility to services and facilities which is likely to have a positive effect. However, the development of mixed greenfield and brownfield, grade 4 ALC land and the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.			

Table 12.29

LE128

SA Objective	Assessment Criteria - Does the site(LE128) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site(LE128) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is outside of the settlement boundary of Leek. The development of this site, a greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Leek. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Leek. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, outside the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 95 dwellings, and therefore also	++

SA Objective	Assessment Criteria - Does the site(LE128) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and 1,200m of a GP surgery and within the open countryside which should reduce the need to travel within the town as the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site(LE128) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,250m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site itself has mostly low biodiversity value overall in terms of area as it consists solely of species poor improved grassland with one species poor hedgerow. Therefore the site has been deemed to have low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site(LE128) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels?	The site is over 1,000m to existing areas of employment within the town or District and, as such, could fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site(LE128) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?		
Summary of overall assessment and likely significant effects: The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services and facilities which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.			

Table 12.30

LE140

SA Objective	Assessment Criteria - Does the site (LE140)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is outside of the settlement boundary of Leek. The development of this site, a greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Leek. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Leek. For example, the site is in proximity to Leek High Specialist Technology School. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LE140)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, outside the edge of the settlement boundary, should provide residents with good access to the open country side and adjacent to an area of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 95 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and 1,200m of a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LE140)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,000m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site itself has mostly low biodiversity value overall in terms of area as it consists solely of species poor improved grassland with one species poor hedgerow. Therefore the site has been deemed to have low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (LE140)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider District. Similarly, the increased population of both the town and the District may have a positive effect also. The site is located within the Churnet Valley Area as an area of sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, the site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (LE140)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase football. Overall, this site has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, the site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the proximity of the site to historic assets is likely to have a negative effect.			

Table 12.31

LE142A

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is outside of the settlement boundary of Leek. The development of this site, a greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Leek. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Leek. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, outside the edge of the settlement boundary, should provide residents with good access to the open country side which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 140 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this	++

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and 1,200m of a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,000m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site itself has 12 trees with bat potential and is given ecological value as a result, though the site and its species poor grassland is poorly connected to other more biodiverse habitats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider District. Similarly, the increased population of both the town and the District may have a positive effect also. The site is located within the Churnet Valley Area as an area of sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, the site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase football. Overall, this site has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, the site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 140 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land, the ecological value of the site and the proximity to historic assets is likely to have a negative effect.			

Table 12.32

LE142B

SA Objective	Assessment Criteria - Does the site (LE142B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is outside of the settlement boundary of Leek. The development of this site, a greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Leek and is remote from the town. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Leek. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site, outside the edge of the settlement boundary, should provide residents with good access to the open country side	+

SA Objective	Assessment Criteria - Does the site (LE142B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 40 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and 1,200m of a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LE142B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,000m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site contains fairly species poor habitats and is poorly connected to other more biodiverse habitats. However, as polecat are recorded within 2km and the site has potential to support their populations the site is deemed as having ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (LE142B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider District. Similarly, the increased population of both the town and the District may have a positive effect also. The site is located within the Churnet Valley Area as an area of sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, the site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (LE142B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase football. Overall, this site has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, the site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land, the ecological value of the site and the proximity to historic assets is likely to have a negative effect.			

Table 12.33

LE143

SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is outside of the settlement boundary of Leek. The development of this site, a greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Leek and is remote from the town. The site would be within 1,200m of a wide range of services and facilities and the town centre of Leek, however this may not effectively serve the needs of prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is in excess of 1,200m of a GP surgery and is in proximity to one of the most deprived LSOAs in the District, Leek North, which is in the 20% most deprived nationally. It should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective, with scope for negative effects.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 190 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Leek and a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective..	+

SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,250m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider District. Similarly, the increased population of both the town and the District may have a positive effect also. The site is located within the Churnet Valley Area as an area of sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, the site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase football. Overall, this site has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, the site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels?	The site is not within 1,000m of existing areas of employment within the town and, as such, could fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?		
Summary of overall assessment and likely significant effects: The proposed delivery of circa 190 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services, facilities and areas of existing employment.			

Table 12.34

LE143A

SA Objective	Assessment Criteria - Does the site (LE143A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is outside of the settlement boundary of Leek. The development of this site, a greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage	As noted, the site is outside of the settlement boundary of Leek and is remote from the town. The site would be within 1,200m of a wide range of services and facilities and the town centre of Leek, however this may not effectively serve the needs of prospective residents. Overall,	-

SA Objective	Assessment Criteria - Does the site (LE143A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	/ civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	this site has been assessed as having a negative effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is in excess of 1,200m of a GP surgery and is in proximity to one of the most deprived LSOAs in the District, Leek North, which is in the 20% most deprived nationally. It should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 135 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Leek and a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LE143A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,250m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall but some connectivity to the wider countryside through hedgerows. Overall the site is attributed importance as there are two trees with potential to support roosting bats and a species rich hedgerow. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (LE143A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset and within 400m of two other grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider District. Similarly, the increased population of both the town and the District may have a positive effect also. The site is located within the Churnet Valley Area as an area of sustainable tourism and rural	0

SA Objective	Assessment Criteria - Does the site (LE143A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		regeneration although its location adjacent to the open countryside could detract from this. Overall, the site has been assessed as having a neutral effect on this Objective.	
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase football. Overall, this site has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, the site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is not within 1,000m of existing areas of employment within the town and, as such, could fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 135 dwellings is considered to have a significant positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services, facilities and areas of existing employment.			

Table 12.35

LE253

SA Objective	Assessment Criteria - Does the site (LE253)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is outside of the settlement boundary of Leek. The development of this site, a greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the settlement boundary and is more than 2,000m away from the town centre which could result in existing services and facilities being inaccessible and the needs of prospective residents not being addressed. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is in excess of 2,000m of a GP surgery and it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (LE253)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is further than 2,000m of the town centre of Leek, which could be expected to increase the need to travel within the town. However, it is adjacent to the open countryside. Similarly, the site is near to the A523 which has a number of bus stops and services serving it. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (LE253)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,500m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area and is unlikely to support many European and UK protected species. The species rich hedgerow elevates the site's ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (LE253)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset and within 400m of another other grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider District. Similarly, the increased population of both the town and the District may have a positive effect also. The site is located within the Churnet Valley Area as an area of sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, the site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Leek and the wider District, however the Leek town centre is not easily accessible from the site which may reduce the effect on this objective. Overall, this has been assessed as having a neutral effect on this Objective	0

SA Objective	Assessment Criteria - Does the site (LE253)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of local employment provision and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 15 dwellings is considered to have a positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services and facilities and the ecological value of the site.			

Table 12.36

Core Strategy Broad Area EM2 Leekbrook

SA Objective	Assessment Criteria - Does the site (EM2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site outside the development boundary, could be expected to have an effect on the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (EM2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Leekbrook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide employees with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Leekbrook does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Leekbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site	+

SA Objective	Assessment Criteria - Does the site (EM2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within flood zone 3 and an area which highlights that communities are at risk from fluvial flooding as noted in the SFRA. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 1,000m of Combes Valley SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site at the time of survey appeared to have mostly low biodiversity value overall in terms of the marshy grassland area, however given the precautionary	-/?

SA Objective	Assessment Criteria - Does the site (EM2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	principle to ecological protection, and given the sub-optimal time of year the survey was carried out, it is recommended that another full floral survey is conducted at an appropriate time of year. The site also has some broadleaved woodland, scrub and riparian vegetation within its boundary, and is adjacent to an important mosaic of semi-natural broadleaved woodland, scrub, a stream and grasslands. Given that the SBI covers the majority of the site, and owing to the ecological importance of a third tier site designated for its ecological assemblage, it is recommended that any future development of this site is considered in line with paras 7, 9, 17, 109, 114 and 117 NPPF; and also in relation to the Council's own Core Strategy Policy NE1. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and	The site is within 400m from one grade II* listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (EM2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,000m from Combes Valley SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site provides scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Leekbrook and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Leekbrook as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is proximity to areas of existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++

SA Objective	Assessment Criteria - Does the site (EM2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. The site's accessibility to open space is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as being a negative effect, as could the site's proximity to historic assets and a partial SBI designation.			

Table 12.37

ADD01

SA Objective	Assessment Criteria - Does the site (ADD01)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is outside of the settlement boundary of Leek. The development of this site, a greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the settlement boundary and is more than 2,000m away from the town centre which could result in existing services and facilities being inaccessible and the needs of prospective residents not being addressed. However, it should be noted that the site is adjacent to Churnet View Middle School. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (ADD01)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the location and size of this site, it is considered that the site could accommodate circa 25 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Leek and a GP surgery and adjacent to the open countryside this should reduce the need to travel within the town. However, the site has limited access to the transport network at present. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (ADD01)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 500m of Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have an effect on this asset, at least a short term disturbance of this habitat, if not long term. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (ADD01)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of a two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (ADD01)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the town centre of Leek has scope to have a positive effect on the vitality and viability of Leek and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, could provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 15 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. The site's accessibility to areas of open space is considered to have a positive effect. However, the site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield land, grade 4 ALC and the inaccessibility of services and facilities.			

Table 12.38

12.2 Biddulph

Potentially suitable sites (10+ dwellings) - within the Development Boundary

BD004

SA Objective	Assessment Criteria - Does the site (BD004) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary, albeit on the north west edge, the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Whilst the site is located on the edge of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to	+

SA Objective	Assessment Criteria - Does the site (BD004) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
		worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph and a GP surgery and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD004) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,250m from both Gannister Quarry SSSI and Biddulph Valley Way (Whitemoor) (LNR), the nearest designated assets, and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site has potential for protected species to be present due to the mosaic of habitats and habitat structure present, especially as the site is well connected to the wider countryside and on this basis the site is deemed to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BD004) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD004) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The development of urban ALC land on a brownfield site is likely to have a significant positive effect, as could the site's proximity to existing areas of employment. The site should deliver a quantum of housing, circa 15 dwellings which is likely to have a positive effect. The site is located within the settlement boundary and has good accessibility to the services and facilities. However, its proximity to heritage assets would have a negative effect, as would the ecological value of the site.			

Table 12.39

BD016

SA Objective	Assessment Criteria - Does the site (BD016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The site is located within the settlement boundary and the redevelopment of this mixed brownfield and greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. For example, the site is in proximity to James Bateman Junior High School and Knypersley High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that this site is adjacent to one of the most deprived LSOAs in Staffordshire Moors, Biddulph East, which is in the most deprived 20% in England. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BD016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Biddulph and a GP surgery and near to the open countryside this should reduce the need to travel within the town. Similarly, the site is located near to a number of bus stops. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is over 2,000m from Roe Park Woods SSSI, the nearest designated asset and, as such, is considered to have no effect on	+/?

SA Objective	Assessment Criteria - Does the site (BD016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
proposals on European Sites and SSSIs	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	these assets. The Ecological Study (2015) notes that the site has been attributed a low ecological value in its potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a brownfield and greenfield site, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location	++

SA Objective	Assessment Criteria - Does the site (BD016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BD016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site should deliver a quantum of housing, circa 20 dwellings which is likely to have a significant positive effect, as could the location of the site with regard to its proximity to services and facilities and areas of existing employment as well as the positive effect on the landscape. The site is located within the settlement boundary and has good accessibility to health care services and facilities. However, its proximity to heritage assets would have a negative effect.			

Table 12.40

BD055

SA Objective	Assessment Criteria - Does the site (BD055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary and the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. For example, the site is in proximity to James Bateman Junior High School and Knypersley High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BD055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery and is adjacent to national route 55, part of the national cycle network. However, it should be noted that this site is adjacent to one of the most deprived LSOAs in Staffordshire Moors, Biddulph East, which is in the most deprived 20% in England. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Biddulph and a GP surgery and near to the open countryside this should reduce the need to travel within the town. Similarly, the site is located near to a number of bus stops. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective	+

SA Objective	Assessment Criteria - Does the site (BD055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 2,250m from Roe Park Woods SSSI, the nearest designated asset and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site is set within a fairly urban environment with some connectivity to variable habitats within the wider countryside. The sum of habitats and their connectivity to more biodiverse habitats as well as the presence of buildings with potential to support roosting bats suggests that the site has ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	The site has been assessed as being a brownfield, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BD055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. This site is also within a Minerals Consultation Area and development of this site would preclude any extraction of the minerals below. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of three grade II listed assets and 400m of four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site should deliver a quantum of housing, circa 20 dwellings which is likely to have a significant positive effect, as could the development of urban ALC brownfield land and proximity to services and facilities. However, the site's proximity to heritage assets is assessed as a significant negative. The site is located within the settlement boundary and has good accessibility to services and facilities and areas of existing employment. However, the site's ecological value would have a negative effect.			

Table 12.41

BD059

SA Objective	Assessment Criteria - Does the site (BD059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (BD059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary and the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. For example, the site is in proximity to English Martyrs Catholic Primary School and Kingsfield First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. However, it should be noted that the site is within one of the most deprived LSOAs in Staffordshire Moors, Biddulph East, which is in the lowest 20% in the UK. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore would not provide a significant quantum of housing to meet identified need. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the town centre of Biddulph and a GP surgery and a number of bus stops but does not have an area of open space or countryside in proximity. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (BD059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 2,250m from Roe Park Woods SSSI, the nearest designated asset and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall, is set within an urban environment with little connectivity to the wider countryside. However as the buildings could potentially support roosting bats the site is given ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a brownfield, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns	The nearest historical asset is circa 550m south west from the site. Given the distance of the site form this asset, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (BD059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BD059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Summary of overall assessment and likely significant effects: The development of urban ALC brownfield land should have a significant positive effect, as should the preservation of the landscape and the site's proximity to existing areas of employment and services and facilities. The site is located within the settlement boundary, and away from historical assets. However, the site's ecological value would have a negative effect.			

Table 12.42

BD101

SA Objective	Assessment Criteria - Does the site (BD101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary and the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. For example, the site is in proximity to Biddulph Valley Leisure Centre and Kingsfield First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities?	The location of this site should provide residents with good access to the nearby open space and countryside which should help to	+

SA Objective	Assessment Criteria - Does the site (BD101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 24 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the town centre of Biddulph and a GP surgery and there are a small number of open space areas in proximity of varying types. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	AAs the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,750m from Gannister Quarry SSSI, the nearest designated asset and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site has low ecological importance overall but the presence of buildings with potential to support roosting bats warrants the site being attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a brownfield, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal	+

SA Objective	Assessment Criteria - Does the site (BD101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The nearest historical asset is circa 500m west from the site. Given the distance of the site form this asset, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The development of urban ALC brownfield land should have a significant positive effect, as should the preservation of the landscape and the site's proximity to existing areas of employment and services and facilities and the delivery of circa 24 dwellings. The site is located within the settlement boundary, and away from historical assets. However, the site's ecological value would have a negative effect.			

Table 12.43

BD102

SA Objective	Assessment Criteria - Does the site (BD102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The site is located within the settlement boundary and the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. For example, the site is in proximity to Biddulph Valley Leisure Centre and Kingsfield First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 42 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport?	As noted previously, the site is within 400m of the town centre of Biddulph and a GP surgery and there are a small number of open space areas in proximity of varying types. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?		
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,750m from Gannister Quarry SSSI, the nearest designated asset and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site is deemed to have ecological value as the buildings could support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as	-/?

SA Objective	Assessment Criteria - Does the site (BD102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a brownfield, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The nearest historical asset is circa 500m west from the site. Given the distance of the site form this asset, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BD102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The development of urban ALC brownfield land should have a significant positive effect, as should the preservation of the landscape and the site's proximity to existing areas of employment and services and facilities and the delivery of circa 42 dwellings. The site is located within the settlement boundary, and away from historical assets. However, the site's ecological value would have a negative effect.			

Table 12.44

BD108

SA Objective	Assessment Criteria - Does the site (BD108)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	As the site is located within the town settlement boundary of Biddulph it could be considered that the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. For example, the site is in proximity to James Bateman Junior High School and Knypersley High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery and is adjacent to national route 55, part of the national cycle network. However, it should be noted that this site is adjacent to one of the most deprived LSOAs in Staffordshire Moors, Biddulph East, which is in the most deprived 20% in England. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD108)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore would not provide a significant quantum of housing to meet identified need. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Biddulph and a GP surgery and near to the open countryside this should reduce the need to travel within the town. Similarly, the site is located near to a number of bus stops. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (BD108)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 2,250m from Roe Park Woods SSSI, the nearest designated asset and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall, is set within a fairly urban environment with relatively good connectivity to the wider countryside. Nevertheless, as the site has good connectivity to other more biodiverse habitats, suitable reptile habitat and potential to support roosting bats the site is deemed as having ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a brownfield, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. This site is also within a Minerals Consultation Area and development of this site would preclude any extraction of the minerals below. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD108)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Both on the site and within 50m of it are six grade II listed assets and one more grade II listed assets within 400m. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD108)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The development of urban ALC brownfield land should have a significant positive effect, as should the preservation of the landscape and the site's proximity to services and facilities. However there is scope that development of this site could have significant negative effects on historical assets. Similarly, the site's ecological value would have a negative effect.			

Table 12.45

12.2.1 Urban extension

BD071, BD071A, BD106 & BD156

SA Objective	Assessment Criteria - Does the site (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary. The development of this greenfield site could reduce the quality of Green Infrastructure of the Town. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. For example, the site is in proximity to Biddulph Valley Leisure Centre and Kingsfield First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 265 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the town centre of Biddulph and a GP surgery and there are a small number of open space areas in proximity of varying types. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,750m from Gannister Quarry SSSI, the nearest designated asset and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site is deemed to have ecological importance as the buildings could support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a greenfield, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The nearest historical asset is circa 500m west from the site. Given the distance of the site form this asset, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The site's proximity to services, facilities and existing areas of employment and proposed delivery of circa 265 dwellings should have a significant positive effect. However there is scope that development of this site could have negative effects due to the site's ecological importance and the development of greenfield land.			

Table 12.46

12.2.2 Other uses

BD117

SA Objective	Assessment Criteria - Does the site (BD117)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located outside of the existing town boundary and also outside of the draft new town boundary. The development of greenfield land within the open countryside could reduce the quality of the Green Infrastructure of the Town. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south east edge of Biddulph. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The sites location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD117)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted, the site is more than 1,200m from the town centre of Biddulph and a GP surgery this could be expected to increase the need to travel. However, the site is near to the open country side and an area of open space and a number of bus stops. Similarly, the development of this site may lead to the provision of additional public transport services. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (BD117)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,500m from Whitfield Valley (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has very low biodiversity value overall, however as there are two trees with bat roosting potential and species rich hedgerows, on this basis the site has been attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD117)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m away from any historical heritage asset, the nearest asset is grade II* listed Knypersley Hall which is circa 650m to the north of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site provides scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Biddulph as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BD117)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is proximity to areas of existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. However, the greenfield nature of this site and its location outside of the settlement boundary, coupled with its ecological value could have a negative effect.			

Table 12.47

BD076

SA Objective	Assessment Criteria - Does the site (BD076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary and the redevelopment of this mixed brownfield and greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide employees with good access to the nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery and is adjacent to national route 55, part of the national cycle network. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the town centre of Biddulph and a GP surgery and is near to the open countryside which should reduce the need to travel within the town. Similarly, the site is located near to a number of bus stops and given the size of the site additional public transport methods may become available through developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the town centre and could be expected to reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is over 1,500m from Roe Park Woods SSSI, the nearest designated asset and, as such, is considered to have no effect on this	-/?

SA Objective	Assessment Criteria - Does the site (BD076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
proposals on European Sites and SSSIs	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	asset. The Ecological Study (2015) notes that the site itself has scattered planted broadleaved trees, ephemeral grassland, dense scrub and tall ruderal vegetation which are connected to a series of other hedgerows and habitats, which form an important potentially biodiverse mosaic. Therefore the site is considered to be of ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a mixed brownfield and greenfield site, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. This site is also within a Minerals Consultation Area and development of this site would preclude any extraction of the minerals below. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m away from any historical heritage asset, the nearest asset is grade II listed Whitehouse Cottage which is circa 500m to the north of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (BD076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed use of this site provides scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Biddulph as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is proximity to areas of existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BD076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of a town centre employment site is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect.			

Table 12.48

BD076A

SA Objective	Assessment Criteria - Does the site (BD076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary and the redevelopment of this mixed brownfield and greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities and may provide additional services and facilities. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents and employees with good access to nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP	+

SA Objective	Assessment Criteria - Does the site (BD076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	surgery and is adjacent to national route 55, part of the national cycle network. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 55 dwellings and therefore also provide a quantum of affordable housing on site. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the town centre of Biddulph and a GP surgery and is near to the open countryside which should reduce the need to travel within the town. Similarly, the site is located near to a number of bus stops. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the town centre and could be expected to reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,500m from Roe Park Woods SSSI, the nearest designated asset and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site is connected to a hedgerow and other potentially biodiverse habitats, and forms part of an important potentially biodiverse mosaic, therefore the site is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site has been assessed as being a mixed brownfield and greenfield site, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific	0

SA Objective	Assessment Criteria - Does the site (BD076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	information, there is scope that development could incorporate sustainable materials. This site is also within a Minerals Consultation Area and development of this site would preclude any extraction of the minerals below. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is circa 450m away from a historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed mixed use of this site provides scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a mixed use site within the town centre has the scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++

SA Objective	Assessment Criteria - Does the site (BD076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed mixed use, and associated employment, of the site could be considered to have a positive effect on businesses and the residents of Biddulph as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is proximity to areas of existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site is located within settlement boundary and should have good access to services and facilities which is likely to also have a significant positive effect. However the site has been assessed as having ecological value which is likely to have a negative effect.			

Table 12.49

12.2.3 Sites within Green Belt

BD062

SA Objective	Assessment Criteria - Does the site (BD062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Biddulph. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Biddulph. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery and is adjacent to national route 55, part of the national cycle network. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 40 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Biddulph and 1,200m of a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (BD062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,000m from Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to the mosaic of habitats and habitat structure present, especially as the site is well connected to the wider countryside. The site is deemed to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of grade I Biddulph Grange Gardens, one grade II* listed asset, the Church of St. Lawrence and Coffin Lids and Benches on South Side, and seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of local employment provision and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 40 dwellings should have a significant positive effect. The site is also accessible to existing services, facilities and areas of employment which is likely to have a positive effect. However, the site's ecological importance due to the potential for protected species to be present and its connection to the wider countryside are considered to have a significant negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to historic assets are also assessed as having a negative effect.			

Table 12.50

BD063A

SA Objective	Assessment Criteria - Does the site (BD063A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,	As noted, the site is outside of the settlement boundary of Biddulph. The site would be within 800m of a wide range of services and facilities. For example, the site is in proximity to James Bateman Junior High School and Knypersley High School. Similarly, given the size of development proposed there is scope that additional key services and	+

SA Objective	Assessment Criteria - Does the site (BD063A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	facilities could be brought forward through developer contributions. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery and is adjacent to national route 55, part of the national cycle network. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 120 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Biddulph and a GP surgery and near to the open countryside this should reduce the need to travel within the town. Similarly, the site is located near to a number of bus stops. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (BD063A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 2,000m from Roe Park Woods SSSI, the nearest designated asset, and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of the species poor grassland area but has some fairly biodiverse areas connected by hedgerows to the south and north; the site is attributed ecological value due to the presence of trees with bat roosting potential. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as both grade 3 & 4 ALC	-/?

SA Objective	Assessment Criteria - Does the site (BD063A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	land so development of this site Could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. This site is also within a Minerals Consultation Area and development of this site would preclude any extraction of the minerals below. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD063A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of local employment provision and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 120 dwellings should have a significant positive effect. The site is also accessible to existing services, facilities and areas of employment which is likely to have a positive effect. However, the site's ecological value is considered to have a negative effect. Similarly, the development of greenfield land, grade 3/4 ALC and the site's proximity to historic assets are also assessed as having a negative effect.			

Table 12.51

BD064

SA Objective	Assessment Criteria - Does the site (BD064)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, outside of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help	+

SA Objective	Assessment Criteria - Does the site (BD064)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore would not provide any affordable homes. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph and a GP surgery and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate	+

SA Objective	Assessment Criteria - Does the site (BD064)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,250m from both Gannister Quarry SSSI and Biddulph Valley Way (Whitemoor) (LNR) , the nearest designated asset and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site has fairly low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. However as the site has a potentially species rich hedgerow and tree with bat potential the site is given ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical	-/?

SA Objective	Assessment Criteria - Does the site (BD064)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD064)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site is accessible to existing services, facilities and areas of employment which is likely to have a positive effect. However, the site's district ecological importance are considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to historic assets and the ecological status of the site are also assessed as having a negative effect.			

Table 12.52

BD067A

SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective	+

SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	residents of the site. For example, the site is in proximity to Oxhey First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, outside of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 120 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 2,000m from Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has little potential to support protected species, although the site is fairly well connected to the wider countryside the surrounding habitats appear of low biodiversity value as well. However, the presence of nine trees with potential to support roosting bats warrants the site being considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from any historical heritage assets, the nearest designated asset is grade I listed Biddulph Grange Garden which is circa 650m to the north of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this, or other, historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 120 dwellings is considered to have a significant positive effect. The site is accessible to existing services, facilities and areas of employment and located away from historic assets is likely to have a positive effect. However, the site's ecological value is considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC is also assessed as having a negative effect.			

Table 12.53

BD067B

SA Objective	Assessment Criteria - Does the site (BD067B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to Oxhey First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, outside of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help	+

SA Objective	Assessment Criteria - Does the site (BD067B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 150 dwellings and therefore would not provide any affordable homes. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate	+

SA Objective	Assessment Criteria - Does the site (BD067B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,750m from Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that apart from roosting bats the site has little potential to support protected species and poorly connected to the wider countryside, though the four trees with bat potential increases the ecological value of the site. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m of grade I listed Biddulph Grange Garden. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of this historical	-/?

SA Objective	Assessment Criteria - Does the site (BD067B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	heritage assets and its setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD067B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. The site is accessible to existing services, facilities and areas of employment is likely to have a positive effect. However, the site's ecological value is considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to heritage assets is also assessed as having a negative effect.			

Table 12.54

BD067C

SA Objective	Assessment Criteria - Does the site (BD067C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services	+

SA Objective	Assessment Criteria - Does the site (BD067C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
social exclusion by improving access to jobs, services and facilities.	to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to Oxhey First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, outside of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 120 dwellings and therefore would not provide any affordable homes. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (BD067C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,500m from Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that apart from roosting bats the site has little potential to support protected species and is poorly connected to the wider countryside, however the site does have one tree that could support roosting bats therefore is considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (BD067C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of grade I listed Biddulph Grange Garden, circa 300m to the north of the site. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of this historical heritage assets and its setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD067C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 120 dwellings is considered to have a significant positive effect. The site is accessible to existing services, facilities and areas of employment is likely to have a positive effect. However, the site's ecological value is considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to heritage assets is also assessed as having a negative effect.			

Table 12.55

BD068

SA Objective	Assessment Criteria - Does the site (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Biddulph. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Biddulph. For example, the site in proximity to Woodhouse Middle School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 70 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site	++

SA Objective	Assessment Criteria - Does the site (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Biddulph and 1,200m of a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 2 and 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,000m from Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site has been deemed to have ecological importance due to the presence of trees with bat roosting potential, potential reptile populations and good connectivity to other biodiverse habitats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of grade I Biddulph Grange Gardens, one grade II* listed asset, the Church of St. Lawrence and Coffin Lids and Benches on South Side, and seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the site's is partly located within a flood zone which is likely to have a significant negative effect. Similarly, the ecological value is considered to have a negative effect, as could the development of greenfield land, grade 4 ALC and the site's proximity to heritage assets is also assessed as having a negative effect.			

Table 12.56

BD069

SA Objective	Assessment Criteria - Does the site (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,	As noted, the site is outside of the settlement boundary of Biddulph. The site would be within 1,200m of a wide range of services and facilities and the town centre of Biddulph. For example, the site is in proximity to Biddulph High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.		
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph but more than 1,200m from a GP surgery. The site is within the open countryside which should increase access to the towns Green Infrastructure. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that it was difficult to ascertain the biodiversity value of the site without full access. The areas of semi-natural broadleaved woodland could also potentially contain badger setts. As a preliminary assumption due to lack of a full survey the following surveys / actions are at least recommended: An Extended Phase 1 Habitat Survey including assessment of bat roost potential within trees and buildings, badger survey, open water assessment and noxious weed survey as part of the walkover survey. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having an uncertain effect on this Objective until further surveys are carried out.	?

SA Objective	Assessment Criteria - Does the site (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of grade II* Knypersley Hall and one grade II listed asset, Stables, Coach Houses including Coachman's Cottage and Lodge North of Knypersley Hall. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. The site is also accessible to existing employment areas which is likely to have a positive effect. However, the site's proximity to historic assets is assessed as having a significant negative effect. The development of greenfield land is also assessed as having a negative effect.			

Table 12.57

BD083

SA Objective	Assessment Criteria - Does the site (BD083)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Biddulph. The site would be within 800m of a wide range of services and facilities and is adjacent to national route 55, part of the national cycle network. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD083)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 40 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph but more than 1,200m from a GP surgery. The site is within the open countryside which should increase access to the towns Green Infrastructure. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (BD083)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m of Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered that development could have an effect, albeit limited, on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of the species poor grassland area but has some fairly biodiverse areas to the south and west. The site is directly adjacent to a housing estate to the east but is directly connected to more diverse habitats to the south and west and further connections to the north with a small copse and species poor hedgerow. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic	The site is within 400m of grade I Biddulph Grange Gardens, one grade II* listed asset, the Church of St. Lawrence and Coffin Lids and Benches	-/?

SA Objective	Assessment Criteria - Does the site (BD083)...?	Commentary on likely nature of effects of site allocation	Overall assessment
other heritage and archaeological assets along with their settings.	heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	on South Side, a scheduled monument and seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? ● Deliver development that maximises re-use of brownfield land? ● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? ● Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	● Deliver development that helps to safeguard shops and services in existing centres? ● Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	● Help provide a balanced portfolio of employment land in sustainable locations? ● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	● Help meet the employment needs of local people? ● Help increase economic activity levels?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment	++

SA Objective	Assessment Criteria - Does the site (BD083)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?	opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	
Summary of overall assessment and likely significant effects: The proposed delivery of circa 40 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the site is partly located within a flood zone which is likely to have a significant negative effect. the development of greenfield land, grade 4 ALC and the site's proximity to heritage assets and an LNR are assessed as having a negative effect.			

Table 12.58

BD087

SA Objective	Assessment Criteria - Does the site (BD087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,	As noted, the site is outside of the settlement boundary of Biddulph. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Biddulph. For example, the site in proximity to Woodhouse Middle School. It should be noted that education facilities and services within the town have adequate supply	+

SA Objective	Assessment Criteria - Does the site (BD087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 25 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph but more than 1,200m from a GP surgery. The site is within the open countryside which should increase access to the towns Green Infrastructure. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (BD087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m of Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered that development could have an effect, albeit limited, on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of the species poor grassland area, but has been assigned ecological value due to the potential presence of reptile populations. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (BD087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of grade I Biddulph Grange Gardens, three grade II* listed assets, a scheduled monument and twenty five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the site is partly located within a flood zone which is likely to have a significant negative effect. The development of greenfield land, grade 4 ALC and the site's proximity to heritage assets and an LNR is likely to have a negative effect, as could the site's ecological value.			

Table 12.59

BD109 & BD118

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south east edge of Biddulph. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The sites location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 26 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted, the site is more than 1,200m from the town centre of Biddulph and a GP surgery this could be expected to increase the need to travel. However, the site is near to the open country side and an area of open space and a number of bus stops. Similarly, the development of this site may lead to the provision of additional public transport services. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 2,500m from both Roe Park Woods SSSI and Whitfield Valley (LNR), the nearest designated assets, and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats, and therefore is given a low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as both urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. This site is also within a Minerals Consultation Area and development of this site would preclude any extraction of the minerals below. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m away from any historical heritage asset, the nearest asset is grade II listed which is circa 650m to the north east of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of local employment provision and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and areas of existing employment as well as being located away from historic assets and a SSSI and LNR, as well as the site's low ecological value is likely to have a positive effect. However, the development of greenfield is assessed as having a negative effect.			

Table 12.60

BD110

SA Objective	Assessment Criteria - Does the site (BD110)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to Oxhey First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site, outside of the settlement boundary, should provide residents with good access to the open countryside and help	0

SA Objective	Assessment Criteria - Does the site (BD110)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD110)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 2,250m from Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site supports low biodiversity and poor connectivity therefore is attributed a low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (BD110)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from any historical heritage assets, the nearest designated asset is grade I listed Biddulph Grange Garden which is circa 950m to the north of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this, or other, historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD110)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and areas of existing employment as well as being located away from historic assets and a SSSI and LNR, as well as the site's low ecological value is likely to have a positive effect. However, the development of greenfield land is assessed as having a negative effect.			

Table 12.61

BD131B

SA Objective	Assessment Criteria - Does the site (BD131B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BD131B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Biddulph. The site would be within 1,200m of a wide range of services and facilities and the town centre of Biddulph. For example, the site is in proximity to James Bateman Junior High School and Knypersley High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery and in proximity to Knypersley Sports Club. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 80 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 1,200m of the town centre of Biddulph and a GP surgery and adjacent to the open countryside	+

SA Objective	Assessment Criteria - Does the site (BD131B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
of transport and reduce the number of journeys made by car.	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 2,250m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted	0

SA Objective	Assessment Criteria - Does the site (BD131B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of grade II* Knypersley Hall and one grade II listed asset, Stables, Coach Houses including Coachman's Cottage and Lodge North of Knypersley Hall. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National	0

SA Objective	Assessment Criteria - Does the site (BD131B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 80 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. The development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets.			

Table 12.62

BD134

SA Objective	Assessment Criteria - Does the site (BD134)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to Oxhey First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, outside of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD134)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 40 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (BD134)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 2,250m from Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that apart from roosting bats the site has little potential to support protected species and is poorly connected to the wider countryside, however the presence of six mature trees that have potential to support roosting bats elevates the site's ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic	The site is more than 400m from any historical heritage assets, the nearest designated asset is grade I listed Biddulph Grange Garden which is circa 1,100m to the north of the site. Dependent on proposal specific information, there is limited scope that development of this site	+/?

SA Objective	Assessment Criteria - Does the site (BD134)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	could lead to the deterioration of the setting of this, or other, historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? ● Deliver development that maximises re-use of brownfield land? ● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? ● Offer opportunities to help support tourism and the visitor economy?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	● Deliver development that helps to safeguard shops and services in existing centres? ● Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	● Help provide a balanced portfolio of employment land in sustainable locations? ● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD134)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and existing areas of employment is likely to have a positive effect, as could its distance away from historic assets. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the ecological value of the site.			

Table 12.63

BD138A

SA Objective	Assessment Criteria - Does the site (BD138A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key	+

SA Objective	Assessment Criteria - Does the site (BD138A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
social exclusion by improving access to jobs, services and facilities.	to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	services and facilities that can be found here that could serve prospective residents of the site. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, outside of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 90 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph and a GP surgery and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (BD138A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,000m from Gannister Quarry SSSI, the nearest designated asset and, as such, is considered to have no effect on these asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area and is directly adjacent to a housing estate and species poor grasslands, and poorly connected to the wider countryside which reduces the value of the site as a whole to bats and other species of wildlife. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (BD138A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	-
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD138A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 90 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities is likely to have a positive effect, as could its low biodiversity value of the site. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's location near to historic assets.			

Table 12.64

BD138B

SA Objective	Assessment Criteria - Does the site (BD138B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (BD138B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The sites location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 76 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this	++

SA Objective	Assessment Criteria - Does the site (BD138B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (BD138B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m of Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered that development could have an effect, albeit limited, on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is directly adjacent to a housing estate and species poor grasslands. However, the site has a species rich hedgerow which elevates the site's ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (BD138B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BD138B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 76 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities is likely to have a positive effect. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's location near to historic assets and the ecological value of the site.			

Table 12.65

BD144

SA Objective	Assessment Criteria - Does the site (BD144)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south east edge of Biddulph. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The sites location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles.	0

SA Objective	Assessment Criteria - Does the site (BD144)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 80 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted, the site is more than 1,200m from the town centre of Biddulph and a GP surgery this could be expected to increase the need to travel. However, the site is near to the open country side and an area of open space and a number of bus stops. Similarly, the development of this site may lead to the provision of additional public transport services. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BD144)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 2,250m from both Roe Park Woods SSSI and Whitfield Valley (LNR), the nearest designated assets, and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site mostly has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. However as the site has six mature trees on site or immediately adjacent that have potential to support roosting bats the site is deemed to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as both urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BD144)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. This site is also within a Minerals Consultation Area and development of this site would preclude any extraction of the minerals below. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m away from any historical heritage asset, the nearest asset is grade II listed which is circa 650m to the north east of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD144)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of local employment provision and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 80 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and existing areas of employment is likely to have a positive effect, as could the site's distance away from historic assets. However, the development of greenfield land is assessed as having a negative effect, as could the site's ecological value.			

Table 12.66

ADD02

SA Objective	Assessment Criteria - Does the site (ADD02)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The site is located outside of the existing town boundary and also outside of the draft new town boundary. The development of greenfield land within the open countryside could reduce the quality of the Green Infrastructure of the Town. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (ADD02)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south edge of Biddulph. The site is more than 2,000m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The sites location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 2,000m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the location and size of this site, it is considered that the site could accommodate circa 159 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport?	As noted, the site is more than 2,000m from the town centre of Biddulph and a GP surgery this could be expected to increase the need to travel. However, the site is near to the open country side and an area of open space and a number of bus stops. Similarly, the	-

SA Objective	Assessment Criteria - Does the site (ADD02)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	development of this site may lead to the provision of additional public transport services. Overall, this site has been assessed as having a negative effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is more than 2,000m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,250m from Whitfield Valley (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (ADD02)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m away from any historical heritage asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (ADD02)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of local employment provision and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 159 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. The site's location away from designated and historic assets is likely to have a positive effect. However, the site's inaccessibility to services and facilities is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.			

Table 12.67

ADD03

SA Objective	Assessment Criteria - Does the site (ADD03)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Biddulph. The site would be within 800m of a wide range of services and facilities. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery and is adjacent to national route 55, part of the national cycle network. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (ADD03)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the location and size of this site, it is considered that the site could accommodate circa 372 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Biddulph and a GP surgery and near to the open countryside this should reduce the need to travel within the town. Similarly, the site is located near to a number of bus stops. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (ADD03)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,250m from Roe Park Woods SSSI and Gannister Quarry SSSI, the nearest designated assets, and, as such, is considered to have no effect on these assets. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as both grade 4 & urban ALC land so development of this site Could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. This site is also within a Minerals Consultation Area and development of this site would preclude any extraction of the minerals below. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (ADD03)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	There is a grade II listed building on the site. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (ADD03)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of local employment provision and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 372 dwellings is considered to have a significant positive effect. The site's location away from designated assets is likely to have a positive effect, as could the site's accessibility to services, facilities and areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is considered to have a negative effect.			

Table 12.68

ADD04

SA Objective	Assessment Criteria - Does the site (ADD04)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due	As noted, the site is outside of the settlement boundary of Biddulph. The site would be within 1,200m of a wide range of services and	0

SA Objective	Assessment Criteria - Does the site (ADD04)...?	Commentary on likely nature of effects of site allocation	Overall assessment
social exclusion by improving access to jobs, services and facilities.	to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	facilities and the town centre of Biddulph. For example, the site is in proximity to James Bateman Junior High School and Knypersley High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery and in proximity to Knypersley Sports Club. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the location and size of this site, it is considered that the site could accommodate circa 1,070 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Biddulph and a GP surgery and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (ADD04)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 2,000m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	As noted, this site has been assessed as being on greenfield land. However the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (ADD04)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site borders grade II* Knypersley Hall and one grade II listed asset, Stables, Coach Houses including Coachman's Cottage and Lodge North of Knypersley Hall as well as being within 400m of seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (ADD04)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 1,070 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect.			

Table 12.69

12.3 Cheadle

Sites (10+ dwellings) within the current development boundary

CH002A

SA Objective	Assessment Criteria -Does the site (CH002A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	Given the location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. It should be noted that the supply of community facilities and services is currently	++

SA Objective	Assessment Criteria -Does the site (CH002A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 26 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Cheadle and a GP surgery and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria -Does the site (CH002A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site borders Cecilly Brook (LNR), a 1.25km stretch of Cecilly Brook through Cheadle which is one of the most important sites for water voles in Staffordshire. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site mainly has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. However, the presence of species rich hedgerows and bat potential trees warrants the site being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria -Does the site (CH002A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is circa 450m away from a historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria -Does the site (CH002A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 26 dwellings is considered to have a significant positive effect, as could the site's proximity to health care services and facilities and areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is partly within flood zone 2 and 3 which is likely to have a significant negative effect, as could the development of grade 3 ALC land and the site's proximity to designated assets.			

Table 12.70

CH002B

SA Objective	Assessment Criteria -Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion?	The site is located within the settlement boundary and the redevelopment of this mixed brownfield and greenfield site could help to improve the social and environmental quality of the town centre.	+

SA Objective	Assessment Criteria -Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	Overall, this site has been assessed as having a positive effect on this Objective.	
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the location of this site, within 800m of the town centre, it can be considered that the site would be in proximity to a wide range of key services and facilities. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 42 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria -Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Cheadle and a GP surgery and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 100m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead	--/?

SA Objective	Assessment Criteria -Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
proposals on European Sites and SSSIs	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has potential to support protected species although the habitats are fairly species poor but are well connected to other more biodiverse habitats. As the site has buildings with potential to support roosting bats and a species rich hedgerow the site has been attributed ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on brownfield and greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is circa 550m away from a historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria -Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria -Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 42 dwellings is considered to have a significant positive effect, as could the site's proximity to services and facilities and areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site's proximity to a designated asset and the development of grade 3 ALC land is likely to have a significant negative effect.			

Table 12.71

CH003

SA Objective	Assessment Criteria -Does the site (CH003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Cheadle but is inside the boundary. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria -Does the site (CH003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 55 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria -Does the site (CH003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,000m from Cecilly Brook (LNR, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to the mosaic of habitats and habitat structure present, especially as the site is well connected to the wider countryside, combined with the complex nature and size of the site warrants the site to be attributed ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria -Does the site (CH003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is circa 650m away from a historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria -Does the site (CH003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 55 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is partly within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's ecological importance.			

Table 12.72

CH004

SA Objective	Assessment Criteria - Does the site (CH004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CH004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is within the settlement boundary of Cheadle. The development of this site, a greenfield site could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 45 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and a GP surgery and near to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	As noted previously, the site is within 1,200m of the town centre of Cheadle and a GP surgery and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (CH004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 550m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these would be limited. The Ecological Study (2015) notes that the site has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats, though as species rich hedgerows are present the site is considered as having ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is circa 500m away from a grade II listed asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (CH004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?		
Summary of overall assessment and likely significant effects: The proposed delivery of circa 45 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect as could the accessibility to services, facilities and areas of existing employment. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The ecological value of the site is likely to have a negative effect.			

Table 12.73

CH006

SA Objective	Assessment Criteria - Does the site (CH006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender	The site is located within the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site.	+

SA Objective	Assessment Criteria - Does the site (CH006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 45 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Cheadle and a GP surgery and adjacent to an area of open space which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (CH006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within circa 60m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has potential to support protected species although the habitats are species poor but are well connected to other more biodiverse habitats. Therefore the mosaic of habitats and trees with bat potential constitute the site being given ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain	--/?

SA Objective	Assessment Criteria - Does the site (CH006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is circa 500m away from two grade II listed assets. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 45 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect as could the accessibility to services and facilities. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within a flood zone and proximity to a designated asset.			

Table 12.74

CH009

SA Objective	Assessment Criteria - Does the site (CH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary and the redevelopment of this mixed brownfield and greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 16 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the town centre of Cheadle and a GP surgery and adjacent to an area of open space which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (CH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within circa 85m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall and is set within a mainly urban environment with some connectivity to the wider countryside through a species rich hedgerow. The combination of the species rich hedgerow and buildings/ tree with bat potential constitutes the site as having ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The site's accessibility to services, facilities and areas of existing employment is considered to have a significant positive effect. Similarly, the proposed delivery of circa 16 dwellings is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's proximity to designated assets. The site's proximity to historic assets is likely to have a negative effect.			

Table 12.75

CH013

SA Objective	Assessment Criteria - Does the site (CH013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set just outside of the town centre could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (CH013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the town centre, is within 400m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site, the site borders The Cheadle Academy and is within proximity of other primary and secondary schools. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the town centre of Cheadle and adjacent to an area of open space as well as 800m from a GP surgery which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 800m of Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has two trees and four buildings which are considered to have bat roosting potential, and species poor hedgerows which are fairly isolated from other habitats. The site has therefore been deemed to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (CH013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of thirty eight grade II listed assets and one grade I listed asset, the Roman Catholic Church of St. Giles. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the ecological value of the site and its proximity to historic assets.			

Table 12.76

CH015

SA Objective	Assessment Criteria - Does the site (CH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the edge of the town centre, the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is within 400m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 32 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the town centre of Cheadle and a GP surgery and adjacent to an area of open space which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. It should be noted that the site is within 100m of a candidate AQMA. Overall, this site has been assessed as having a negative effect on this Objective.	-
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (CH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 400m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these would be limited. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site itself has two trees and four buildings which are considered to have bat roosting potential, and species poor hedgerows which are fairly isolated from other habitats. The site has therefore been deemed to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on brownfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of twenty four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 32 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the development of brownfield land. However, the ecological value of the site and its proximity to a LNR, candidate AQMA and historic assets is likely to have a negative effect.			

Table 12.77

CH020

SA Objective	Assessment Criteria - Does the site (CH020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is in proximity to the west side of the settlement boundary of Cheadle but is inside the boundary. The development of this site, a mixed brownfield and greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 42 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Cheadle and in proximity to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself has one building that is deemed to have potential to support roosting bats, noxious weeds and a range of 'brownfield' habitats albeit fairly species poor in terms of floral diversity. However the fairly large size of the site and the potential to support protected species warrants being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (CH020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on brownfield and greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is circa 600m away from a grade II historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 42 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could its location away from historic assets. However, the site is partly within a flood zone which is likely to have a significant negative effect. The ecological value of the site is likely to have a negative effect.			

Table 12.78

CH024

SA Objective	Assessment Criteria - Does the site (CH024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary and the redevelopment of this mixed brownfield and greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 45 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Cheadle and a GP surgery and adjacent to an area of open space which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding.	-

SA Objective	Assessment Criteria - Does the site (CH024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site borders Cecilly Brook (LNR), a 1.25km stretch of Cecilly Brook through Cheadle which is one of the most important sites for water voles in Staffordshire. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has potential for protected species to be present mainly due to the proximity of the mosaic of stream habitats and good connectivity Cecily Brook Local Nature Reserve and the wider countryside, therefore is given ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (CH024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 45 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as is its partial location within a flood zone. The ecological value of the site, its location near to a LNR, and its proximity to heritage assets are also assessed as negative effects.			

Table 12.79

12.3.1 Urban extension

Area 1 - CH001

SA Objective	Assessment Criteria - Does the site (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary, albeit on the north east edge. The development of this site, a greenfield site, could be expected to have an effect on the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Given the size of this site, there is scope that development could lead to additional services and facilities including health care. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. Again, given the size of this site, there is scope that development could lead to additional services and facilities including health care. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen	+

SA Objective	Assessment Criteria - Does the site (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 240 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Cheadle and a GP surgery and adjacent to an area of open space which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 400m of Cecilly Brook (LNR), the nearest designated asset. This could therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has low potential to support protected species as the habitats are species poor and fairly poorly connected to other more biodiverse habitats, therefore the site is attributed low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is circa 450m away from one grade II listed assets. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 240 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. Similarly, the site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect.			

Table 12.80

12.3.2 Other uses

Plus Core Strategy Broad Area EM1 - CH127

SA Objective	Assessment Criteria - Does the site (CH127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Cheadle but is inside the boundary. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide employees with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	Part of the site adjacent to the Brook is located in a flood zone area and it can be considered that the site would be subject to risk from	-

SA Objective	Assessment Criteria - Does the site (CH127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,250m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has species poor habitats present on site; however the surrounding habitats are potentially biodiverse and reptiles could be found along the sites boundaries, especially to the north and west. Therefore the site is given ecological importance due to its species rich hedgerow and potential to support reptile populations. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is circa 800m away from a grade II historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site provides scope for the development of this site to have a positive effect upon investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++

SA Objective	Assessment Criteria - Does the site (CH127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is proximity to areas of existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the accessibility of other services and facilities and its location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and its partial location within a flood zone are likely to have a negative effect as could the ecological value of the site.			

Table 12.81

Plus Core Strategy Broad Area EM2 - CH019

SA Objective	Assessment Criteria - Does the site (CH019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CH019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Cheadle but is inside the boundary. The development of this site, a brownfield site, could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 2,000m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide employees with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective, with scope for negative effects.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 2,000m of the town centre of Cheadle and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 650m of a bus stop. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (CH019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 2,250m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has very low biodiversity value overall, however due to the high quality of the surrounding broadleaved woodland and the pond within 250m this industrial site could be utilised by amphibians and reptiles. Nonetheless the site is still deemed to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on brownfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is circa 1,000m away from a grade II historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (CH019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site provides scope for the development of this site to have a positive effect upon investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Cheadle as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels?	The site is proximity to areas of existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++

SA Objective	Assessment Criteria - Does the site (CH019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?		
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the low ecological value of the site, the development of brownfield land and its location away from historic assets is likely to have a positive effect.			

Table 12.82

CH143

SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is within the settlement boundary of Cheadle, albeit near to the south west edge. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the supply	+

SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide employees with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,250m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to the mosaic of habitats and habitat structure present, especially as the site is well connected to the wider countryside. Therefore the site is considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is circa 750m away from a grade II historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site provides scope for the development of this site to have a positive effect upon investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and	+

SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Cheadle as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is proximity to areas of existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, its location away from historic assets is likely to have a positive effect as could its accessibility to services and facilities. However, the development of greenfield, grade 4 ALC land is likely to have a negative effect as could the ecological value of the site.			

Table 12.83

12.3.3 Sites outside the development boundary

CH073A

SA Objective	Assessment Criteria - Does the site (CH073A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is remote and located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH073A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 90 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and within to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (CH073A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is in proximity to Hales Hall Pool (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that despite ponds being located in proximity there have been no European protected species recorded within 2km. The site has low potential to support protected species as the habitats are species poor but not connected to Hales Hall Pool LNR. However, the site is connected to other habitats by the species rich hedgerow and trees with bat potential which enables the site to be attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (CH073A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II* listed asset and one grade II asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH073A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 90 dwellings is considered to have a significant positive effect, as could the accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The ecological value of the site and its location near to a LNR and historic assets is likely to have a negative effect.			

Table 12.84

CH073B

SA Objective	Assessment Criteria - Does the site (CH073B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CH073B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH073B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 114 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Cheadle and a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (CH073B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 200m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site mainly has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. However, the presence of species rich hedgerows and bat potential trees warrants the site being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within circa 650m of one grade II listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical	+/?

SA Objective	Assessment Criteria - Does the site (CH073B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH073B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 114 dwellings is considered to have a significant positive effect, as could the accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's proximity to designated assets.			

Table 12.85

CH073C

SA Objective	Assessment Criteria - Does the site (CH073C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is remote and located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-

SA Objective	Assessment Criteria - Does the site (CH073C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment methodology, it is considered that the site could accommodate circa 90 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and within to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH073C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 200m of Hales Hall Pool (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (CH073C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 500m of one grade II* listed asset and one grade II asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH073C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 90 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land and proximity to designated assets is assessed as having a significant negative effect. The site's inaccessibility to areas of existing employment is likely to have a negative effect.			

Table 12.86

CH073D

SA Objective	Assessment Criteria - Does the site (CH073D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located outside of the settlement boundary, albeit with a small part of the site abutting the settlement boundary, within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH073D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 77 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle, 800m from a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (CH073D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 300m of Cecilly Brook (LNR), the nearest designated asset. This would therefore have an adverse effect on the District's Green Infrastructure network. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within circa 700m of one grade II listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical	+/?

SA Objective	Assessment Criteria - Does the site (CH073D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH073D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 77 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's location near to a LNR is likely to have a negative effect.			

Table 12.87

CH073E

SA Objective	Assessment Criteria - Does the site (CH073E)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is remote and located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (CH073E)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 140 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and within to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH073E)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 400m of Hales Hall Pool (LNR) and Cecilly Brook (LNR), the nearest designated assets. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (CH073E)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 550m of one grade II* listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH073E)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 140 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the remote nature of this site within the open countryside. The site's inaccessibility to areas of existing employment and proximity to designated assets is likely to have a negative effect.			

Table 12.88

CH075A

SA Objective	Assessment Criteria - Does the site (CH075A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH075A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle, 800m from a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (CH075A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 250m of Cecilly Brook (LNR), the nearest designated asset. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has fairly poor biodiversity and is poorly connected to other more biodiverse habitats. However, the site has a species rich hedgerow so therefore is afforded ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns /	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within circa 600m of one grade II* listed asset. Dependent on proposal specific information, there is limited scope that development	+/?

SA Objective	Assessment Criteria - Does the site (CH075A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
villages and other heritage and archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH075A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's location near to a Local Nature Reserve.			

Table 12.89

CH075B

SA Objective	Assessment Criteria - Does the site (CH075B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (CH075B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 60 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH075B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 400m of Cecilly Brook (LNR), the nearest designated asset. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has district potential to support protected species despite the majority of the area being species poor habitats. However, the site is connected to other more biodiverse habitats, has a small pond and a large quantity of trees with potential to support roosting bats and therefore as a whole is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (CH075B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within circa 500m of one grade II* listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH075B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's proximity to designated assets. The site's inaccessibility to areas of existing employment is likely to have a negative effect.			

Table 12.90

CH075C

SA Objective	Assessment Criteria - Does the site (CH075C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is remote and located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH075C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 125 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (CH075C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within circa 200m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has district potential to support protected species despite the majority of the area being species poor habitats. However, the site is connected to other more biodiverse habitats, has a small pond and a large quantity of trees with potential to support roosting bats and therefore as a whole is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH075C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II* listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage asset. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH075C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 125 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land and the site's proximity to designated assets is assessed as having a significant negative effect. The site's inaccessibility to areas of existing employment is likely to have a negative effect.			

Table 12.91

CH075D

SA Objective	Assessment Criteria - Does the site (CH075D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to South Moorlands Leisure Centre. It should be noted that the supply of community facilities and services is currently adequate but it is	+

SA Objective	Assessment Criteria - Does the site (CH075D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 45 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and 800m from a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (CH075D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 150m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has district potential to support protected species despite the majority of the area being species poor habitats. However, the site is connected to other more biodiverse habitats, has a small pond and a large quantity of trees with potential to support roosting bats and therefore as a whole is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (CH075D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II* listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH075D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 45 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land and proximity to designated assets is assessed as having a significant negative effect.			

Table 12.92

CH076A

SA Objective	Assessment Criteria - Does the site (CH076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside edge of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 100 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and 800m from a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding.	--

SA Objective	Assessment Criteria - Does the site (CH076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 200m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 75m of one grade II* listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and	-/?

SA Objective	Assessment Criteria - Does the site (CH076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	its setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. The site's location near to designated and historic assets and the inaccessibility of areas of existing employment is likely to have a negative effect.			

Table 12.93

CH076B

SA Objective	Assessment Criteria - Does the site (CH076B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is remote and located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (CH076B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 110 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH076B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within circa 350m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so	--/?

SA Objective	Assessment Criteria - Does the site (CH076B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II* listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage asset. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural	+

SA Objective	Assessment Criteria - Does the site (CH076B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 110 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. The site's location near to a Local Nature Reserve and historic assets is likely to have a negative effect, as could the inaccessibility of areas of existing employment.			

Table 12.94

CH077A

SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside edge of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 100 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and 800m from a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 200m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Report (2015) notes that the site has very good potential for protected species to be present due to the habitat mosaic and good connectivity to other habitats, therefore is attributed ecological value. The site may be considered for classification as an SBI. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	● Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 50m of one grade II* listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and	--/?

SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	its setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3 and proximity to historic assets. Additionally, the site has ecological value and may be classed as a Site of Biological Importance which has a significant negative effect. The inaccessibility of areas of existing employment is likely to have a negative effect.			

Table 12.95

CH077B

SA Objective	Assessment Criteria - Does the site (CH077B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is remote and located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (CH077B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 105 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted, the site is more than 1,200m from the town centre and a GP surgery and near to the open country side and an area of open space and a number of bus stops. Similarly, the development of this site may lead to the provision of additional public transport services. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH077B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within circa 400m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Report (2015) notes that the site has very good potential for protected species to be present due to the habitat mosaic and good connectivity to other habitats, therefore is attributed ecological value. The site may be considered for being classed as an SBI. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been	--/?

SA Objective	Assessment Criteria - Does the site (CH077B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		assessed as having a significant negative effect on this Objective. however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within circa 400m of one grade II* listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage asset. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH077B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 105 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. Additionally, the site has ecological value and may have potential for classification as a Site of Biological Importance which has a significant negative effect. The site's location near to historic assets is likely to have a negative effect, as could the inaccessibility of areas of existing employment.			

Table 12.96

CH080

SA Objective	Assessment Criteria - Does the site (CH080)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located on the outside of the settlement boundary on the north east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH080)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 80 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and a GP surgery and adjacent to an area of open space which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding.	--

SA Objective	Assessment Criteria - Does the site (CH080)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 400m of Hales Hall Pool (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m from one grade II listed assets. Although dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting	-/?

SA Objective	Assessment Criteria - Does the site (CH080)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	of this historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH080)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 80 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. The site's location near to a Local Nature Reserve and historic assets is likely to have a negative effect.			

Table 12.97

CH081

SA Objective	Assessment Criteria - Does the site (CH081)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (CH081)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located on the outside of the settlement boundary on the north east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 110 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and a GP surgery and adjacent to an area of open space which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH081)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 200m of Hales Hall Pool (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This could therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has low potential to support protected species as the habitats present on site are species poor and have fairly poor boundary habitat and connections to other more biodiverse habitats. Nevertheless the site is attributed ecological value as two trees on site are deemed to have potential to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site.Overall, this site has been	-/?

SA Objective	Assessment Criteria - Does the site (CH081)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 450m from one grade II* listed asset and one grade II listed asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective.	0
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH081)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 110 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to health care services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. The site's location near to a Local Nature Reserve and historic assets and its ecological value is likely to have a negative effect.			

Table 12.98

CH085A

SA Objective	Assessment Criteria - Does the site (CH085A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. However, it is within the draft new town boundary. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the town centre, is within 1200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to Moorlands Sixth Form. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH085A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 150 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	Part of the site is located within a flood zone 2 area and, as such, it can be considered that the site would be subject to risk from flooding.	-

SA Objective	Assessment Criteria - Does the site (CH085A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has low potential to support protected species as the habitats present on site are species poor and have poor boundary habitat and connections to other more biodiverse habitats. However, the site is attributed ecological value due to the two trees present on site that have been deemed capable of supporting roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH085A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is circa 600m away from one grade II listed historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH085A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could part of the site's location within flood zone 2. The site's ecological value is likely to have a negative effect.			

Table 12.99

CH085B

SA Objective	Assessment Criteria - Does the site (CH085B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. However, it is within the draft new town boundary. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (CH085B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the town centre, is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to Moorlands Sixth Form. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 80 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH085B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,000m away from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has fairly low potential to support protected species as the habitats are species poor and moderately connected to other more biodiverse habitats. The site is therefore given low ecological value as the species rich hedgerow is defunct. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (CH085B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is circa 600m away from one grade II listed historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH085B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 80 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could part of the site's location within flood zone 2 and 3.			

Table 12.100

CH085C

SA Objective	Assessment Criteria - Does the site (CH085C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. However, it is within the draft new town boundary. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the town centre, is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to Moorlands Sixth Form. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH085C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 150 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (CH085C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low potential to support protected species as the habitats are species poor and moderately connected to other more biodiverse habitats. The site is therefore given low ecological value as the species rich hedgerow is defunct. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH085C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m away from one grade II listed historical heritage asset. Although dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective.	0
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH085C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect.			

Table 12.101

CH085D

SA Objective	Assessment Criteria - Does the site (CH085D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. However, it is within the draft new town boundary. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all	• Deliver development that is likely to help remove or minimise any disadvantages suffered by	The site is located on the edge of the town centre, is within 1,200m of the town centre and the wide range of key services and facilities that	0

SA Objective	Assessment Criteria - Does the site (CH085D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
persons and eliminate social exclusion by improving access to jobs, services and facilities.	people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	can be found here that could serve prospective residents of the site. For example, the site is in proximity to Moorlands Sixth Form. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 115 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (CH085D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low potential to support protected species as the habitats are mainly species poor and moderately connected to other more biodiverse habitats. However the species rich hedgerow and tree with bat potential warrants the site being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so	--/?

SA Objective	Assessment Criteria - Does the site (CH085D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m away from two grade II listed historical heritage assets. Although dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural	+

SA Objective	Assessment Criteria - Does the site (CH085D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 115 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's ecological value and proximity to historic assets are likely to have a negative effect.			

Table 12.102

CH093

SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 165 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted, the site is more than 1,200m from the town centre of Cheadle and a GP surgery this could be expected to increase the need to travel. However, the site is near to the open country side and an area of open space and a number of bus stops. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	Part of the site is located within a flood zone 2 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,000m away from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from three grade II listed historical heritage assets. Although dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 165 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2. The site's proximity to historic assets is likely to have a negative effect, as could the inaccessibility of areas of existing employment.			

Table 12.103

CH121

SA Objective	Assessment Criteria - Does the site (CH121)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH121)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 38 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle, 800m from a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH121)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 400m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these would be limited. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) noted that the site has potential to support some protected species although the habitats are fairly species poor but are well connected to other more biodiverse habitats. The presence of a species rich hedgerow and trees with potential to support roosting bats warrants the site being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (CH121)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within circa 800m of one grade II* listed asset and two grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH121)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 38 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's ecological value and proximity to a Local Nature Reserve is likely to have a negative effect.			

Table 12.104

CH122

SA Objective	Assessment Criteria - Does the site (CH122)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CH122)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH122)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 22 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle, 800m from a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (CH122)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 300m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these would be limited. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) noted that the site has potential to support protected species although the habitats are fairly species poor but are well connected to other more biodiverse habitats. Therefore the presence of two buildings and trees with potential to support roosting bats and areas of tall ruderal vegetation which could support reptiles warrants the site being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within circa 800m of one grade II* listed asset and two grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration	+/?

SA Objective	Assessment Criteria - Does the site (CH122)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH122)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 22 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's ecological value and proximity to a Local Nature Reserve is likely to have a negative effect.			

Table 12.105

CH128

SA Objective	Assessment Criteria - Does the site (CH128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (CH128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 28 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted, the site is more than 1,200m from the town centre of Cheadle and a GP surgery this could be expected to increase the need to travel. However, the site is near to the open country side and an area of open space and a number of bus stops. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site is large enough to potentially support small mammals that could provide food for owls and raptors as well as supporting ground nesting birds. However, this former woodland site has species poor habitats and floral diversity and therefore is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from two grade II listed historical heritage assets. Although dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 28 dwellings and accessibility to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's proximity to a historic assets is likely to have a negative effect.			

Table 12.106

CH129

SA Objective	Assessment Criteria - Does the site (CH129)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH129)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 120 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and within to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH129)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 100m of Hales Hall Pool (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site mainly has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. However, the presence of species rich hedgerows and bat potential trees warrants the site being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (CH129)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 550m of one grade II* listed asset and one grade II asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH129)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 120 dwellings is considered to have a significant positive effect, as could the accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities and distance away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's proximity to a Local Nature Reserve and ecological value is likely to have a negative effect.			

Table 12.107

CH132

SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 130 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted, the site is more than 1,200m from the town centre of Cheadle and a GP surgery this could be expected to increase the need to travel. However, the site is near to the open country side and an area of open space and a number of bus stops. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 500m of both Cecilly Brook (LNR) and Hales Hall Pool (LNR), the nearest designated assets. It could be considered that development of this site could possibly have an effect on this site, however these would be limited. This could therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site mainly has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. Nevertheless the species rich hedgerow and trees that have potential to support roosting bats gives the site ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is circa 550m away from one grade II listed assets. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting	+/?

SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 130 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and distance away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3. The site's proximity to two Local Nature Reserves and ecological value is likely to have a negative effect.			

Table 12.108

CH134A

SA Objective	Assessment Criteria - Does the site (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is remote and located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of	+

SA Objective	Assessment Criteria - Does the site (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 150 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and within to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 800m of Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most	--/?

SA Objective	Assessment Criteria - Does the site (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 700m of three grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land and the remote nature of the site is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.			

Table 12.109

CH134B

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 150 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this	++

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and within to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 550m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these would be limited. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 500m of one grade II listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location	0

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3. The site's proximity to a LNR is likely to have a negative effect.			

Table 12.110

CH135A

SA Objective	Assessment Criteria - Does the site (CH135A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles.	+

SA Objective	Assessment Criteria - Does the site (CH135A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 160 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and within to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH135A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 800m of Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset, albeit limited. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is	0

SA Objective	Assessment Criteria - Does the site (CH135A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 550m of two grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH135A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 160 dwellings is considered to have a significant positive effect, as its proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.			

Table 12.111

CH135B

SA Objective	Assessment Criteria - Does the site (CH135B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The site is located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-

SA Objective	Assessment Criteria - Does the site (CH135B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 110 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 800m of the town centre of Cheadle and within to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a	+

SA Objective	Assessment Criteria - Does the site (CH135B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 600m of Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset, albeit limited. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct	0

SA Objective	Assessment Criteria - Does the site (CH135B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National	0

SA Objective	Assessment Criteria - Does the site (CH135B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (CH135B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 110 dwellings is considered to have a significant positive effect, as its proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.			

Table 12.112

CH135C

SA Objective	Assessment Criteria - Does the site (CH135C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly,	+

SA Objective	Assessment Criteria - Does the site (CH135C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 130 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the town centre of Cheadle and within to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH135C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 600m of Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset, albeit limited. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (CH135C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 500m of two grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH135C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 130 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.			

Table 12.113

CH165

SA Objective	Assessment Criteria - Does the site (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 26 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Cheadle and a GP surgery and adjacent to an area of open space which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of seventeen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.			

Table 12.114

CH094

SA Objective	Assessment Criteria - Does the site (CH094)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located outside of the existing settlement boundary. The development of greenfield land within the open countryside has the scope to reduce the quality of the Green Infrastructure of the Town. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south west edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The sites location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should	0

SA Objective	Assessment Criteria - Does the site (CH094)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted, the site is more than 1,200m from the town centre of Cheadle and a GP surgery this could be expected to increase the need to travel. However, the site is near to the open country side and an area of open space and a number of bus stops. Similarly, the development of this site may lead to the provision of additional public transport services. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (CH094)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,750m from Whitfield Valley (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall, apart from the diverse boundary habitats. However, these boundary habitats consist of species rich hedgerows and trees with bat potential that constitute the site being attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (CH094)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 1,000m away from any historical heritage asset, the nearest asset is grade II listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site provides scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++

SA Objective	Assessment Criteria - Does the site (CH094)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Cheadle as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is proximity to areas of existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the site's ecological value is likely to have a negative effect.			

Table 12.115

CH136

SA Objective	Assessment Criteria - Does the site (CH136)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The site is located outside of the existing settlement boundary. The development of greenfield land within the open countryside has the scope to reduce the quality of the Green Infrastructure of the Town. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-

SA Objective	Assessment Criteria - Does the site (CH136)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south west edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The sites location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport?	As noted, the site is more than 1,200m from the town centre of Cheadle and a GP surgery this could be expected to increase the need to travel. However, the site is near to the open country side and an area of open space and a number of bus stops. Similarly, the development of this	0

SA Objective	Assessment Criteria - Does the site (CH136)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	site may lead to the provision of additional public transport services. Overall, this site has been assessed as having a neutral effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,500m from Whitfield Valley (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall, apart from the diverse boundary habitats. Within these boundary habitats contain species rich hedgerows and trees with bat potential that warrant the site being attributed some ecological value. The HRA notes that no direct impacts upon the SPA	-/?

SA Objective	Assessment Criteria - Does the site (CH136)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 1,000m away from any historical heritage asset, the nearest asset is grade II listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH136)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site provides scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the town centre has the scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Cheadle as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is proximity to areas of existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the site's ecological value is likely to have a negative effect.			

Table 12.116

ADD05

SA Objective	Assessment Criteria - Does the site (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located on the outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and areas of open space which should help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the location and size of the site, it is considered that the site could accommodate circa 186 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted, the site is more than 1,200m from the town centre of Cheadle and a GP surgery this could be expected to increase the need to travel. However, the site is near to the open country side and an area of open space and a number of bus stops. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 800m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and	The site is within 50m of two grade II listed assets and within 400m from one grade II listed historical heritage assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Summary of overall assessment and likely significant effects: The proposed delivery of circa 186 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect, as could the site's partial location within a flood zone. The site's proximity to designated assets and the development of greenfield, grade 4 ALC land is assessed as having a negative effect.			

Table 12.117

12.4 Larger villages

Alton

Potentially suitable sites (5+ dwellings) within the Development Boundary

AL024 (only small part within development boundary)

SA Objective	Assessment Criteria - Does the site (AL024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a mixed brownfield and greenfield site that is set just inside of the village within the settlement boundary, although a large part of the site is outside of the settlement boundary. The development of this site could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Alton does not have a secondary school and that the current supply of educational services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted	+

SA Objective	Assessment Criteria - Does the site (AL024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Alton and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (AL024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m of Saltersford Lane Meadows SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has species rich hedgerows, and scattered scrub/ tall ruderal vegetation which are well connected to a series of other hedgerows and other habitats; therefore the site is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on mixed brownfield and greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific	+

SA Objective	Assessment Criteria - Does the site (AL024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,000m of Saltersford Lane Meadows SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Alton has scope to have a positive effect on the vitality and viability of Alton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (AL024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.			

Table 12.118

Potentially suitable sites (5+ dwellings) outside the Development Boundary

AL012

SA Objective	Assessment Criteria - Does the site (AL012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a mixed brownfield and greenfield site that is set outside of the village boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (AL012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the outside of the village boundary, but is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Alton does not have a secondary school and that the current supply of educational services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 18 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 800m of the village centre of Alton and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village.	+

SA Objective	Assessment Criteria - Does the site (AL012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 1,000m of Saltersford Lane Meadows SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has 3 trees and 1 building with bat potential, species rich hedgerows, and species poor grasslands which are connected to a	-/?

SA Objective	Assessment Criteria - Does the site (AL012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	series of other hedgerows and other habitats. Therefore the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on mixed brownfield and greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of eight grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be within 1,000m of Saltersford Lane Meadows SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National	+

SA Objective	Assessment Criteria - Does the site (AL012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Alton has scope to have a positive effect on the vitality and viability of Alton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (AL012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 18 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.			

Table 12.119

AL019

SA Objective	Assessment Criteria - Does the site (AL019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the outside of the village boundary, but is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Alton does not have a secondary school and that the current supply of educational services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted	+

SA Objective	Assessment Criteria - Does the site (AL019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 43 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Alton and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (AL019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 600m of Saltersford Lane Meadows SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (AL019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one scheduled monument, one grade II* listed asset and twenty nine grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and its setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 600m of Saltersford Lane Meadows SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Alton has scope to have a positive effect on the vitality and viability of Alton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (AL019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 43 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to services and facilities, albeit limited, is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and a SSSI.			

Table 12.120

AL022

SA Objective	Assessment Criteria - Does the site (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a mixed brownfield and greenfield site that is set outside of the village boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the outside of the village boundary, but is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Alton does not have a secondary school and that the current supply of educational services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Alton and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village.	+

SA Objective	Assessment Criteria - Does the site (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 500m of Saltersford Lane Meadows SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) note that the site itself has five trees with bat potential, species rich hedgerows, and species poor grasslands which are connected to a series of other hedgerows and	-/?

SA Objective	Assessment Criteria - Does the site (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	other habitats. Therefore the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on mixed brownfield and greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one scheduled monument and twenty four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and its setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be within 500m of Saltersford Lane Meadows SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National	+

SA Objective	Assessment Criteria - Does the site (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Alton has scope to have a positive effect on the vitality and viability of Alton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to services and facilities, albeit limited, is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could the proximity of the site to a SSSI. The site's proximity to historic assets is likely to have a negative effect.			

Table 12.121

AL025

SA Objective	Assessment Criteria - Does the site (AL025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the outside of the village boundary, but is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Alton does not have a secondary school and that the current supply of educational services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.	+

SA Objective	Assessment Criteria - Does the site (AL025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 60 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Alton and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (AL025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m of Saltersford Lane Meadows SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area but does have a species rich hedgerow and good connectivity to other habitats, which warrants the site being attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (AL025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one scheduled monument, one grade II* listed asset and twenty five grade II listed assets. One of the grade II listed assets, Turnditch Farmhouse is within 50m of the site. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and its setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,000m of Saltersford Lane Meadows SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Alton has scope to have a positive effect on the vitality and viability of Alton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (AL025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to health care services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 12.122

AL026

SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is set outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the outside of the village boundary, but is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Alton does not have a secondary school and that the current supply of educational services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 43 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 800m of the village centre of Alton and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village.	+

SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 1,000m of Saltersford Lane Meadows SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no	-/?

SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of eight grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be within 1,000m of Saltersford Lane Meadows SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National	+

SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Alton has scope to have a positive effect on the vitality and viability of Alton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 43 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to health care services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and a SSSI.			

Table 12.123

AL027

SA Objective	Assessment Criteria - Does the site (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the outside of the village boundary, but is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Alton does not have a secondary school and that the current supply of educational services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.	+

SA Objective	Assessment Criteria - Does the site (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 45 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Alton and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 500m of Saltersford Lane Meadows SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has eleven trees with bat potential, species rich hedgerows, and species poor grasslands which are well connected to a series of other hedgerows and other habitats. Therefore the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of two scheduled monuments, one grade I listed asset, five grade II* listed asset and forty one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and its setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 500m of Saltersford Lane Meadows SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Alton has scope to have a positive effect on the vitality and viability of Alton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 45 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and a SSSI.			

Table 12.124

Biddulph Moor

Potentially suitable sites (5+ dwellings) - within the Green Belt

BM008

SA Objective	Assessment Criteria - Does the site (BM008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality?	The development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-

SA Objective	Assessment Criteria - Does the site (BM008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 18 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Biddulph Moor as well as being adjacent to an area of open space	+

SA Objective	Assessment Criteria - Does the site (BM008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
of transport and reduce the number of journeys made by car.	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has low potential to support protected species as the habitats	+/?

SA Objective	Assessment Criteria - Does the site (BM008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	have been deemed to have low biodiversity which are fairly poorly connected to other more biodiverse habitats, and overall is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and	0

SA Objective	Assessment Criteria - Does the site (BM008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Biddulph Moor has scope to have a positive effect on the vitality and viability of Biddulph Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of an area of existing employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BM008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 18 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and low ecological value is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of mixed brownfield and greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 12.125

BM013

SA Objective	Assessment Criteria - Does the site (BM013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.	+

SA Objective	Assessment Criteria - Does the site (BM013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 65 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Biddulph Moor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BM013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has fairly low potential to support protected species as the habitats are fairly newly created and fairly poorly connected to other more biodiverse habitats. However, as a pond and potential supporting habitat for amphibians and reptiles is present the site has been deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BM013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,000m of Biddulph Valley Way (Whitemoor) SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Biddulph Moor has scope to have a positive effect on the vitality and viability of Biddulph Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BM013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m to existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 65 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.			

Table 12.126

BM014A

SA Objective	Assessment Criteria - Does the site (BM014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality, especially given the remote nature of this site. Overall, this site has been assessed as having a negative effect on this Objective	-

SA Objective	Assessment Criteria - Does the site (BM014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Biddulph Moor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly,	+

SA Objective	Assessment Criteria - Does the site (BM014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes	+/?

SA Objective	Assessment Criteria - Does the site (BM014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from a listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 2,000m of Biddulph Valley Way (Whitemoor) SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BM014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Biddulph Moor has scope to have a positive effect on the vitality and viability of Biddulph Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m to existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BM014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.			

Table 12.127

BM014B

SA Objective	Assessment Criteria - Does the site (BM014B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (BM014B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 25 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Biddulph Moor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BM014B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (BM014B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from a listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,000m of Biddulph Valley Way (Whitemoor) SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Biddulph Moor has scope to have a positive effect on the vitality and viability of Biddulph Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BM014B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m to existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from historic assets and designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect.			

Table 12.128

BM021

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 7 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Biddulph Moor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly,	+

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has very low potential to support protected species as the	+/?

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	habitats are species poor and poorly connected to other more biodiverse habitats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 2,000m of Biddulph Valley Way (Whitemoor) SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Biddulph Moor has scope to have a positive effect on the vitality and viability of Biddulph Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m to existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets.			

Table 12.129

BM029

SA Objective	Assessment Criteria - Does the site (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.	+

SA Objective	Assessment Criteria - Does the site (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Biddulph Moor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has fairly low potential to support protected species as the habitats are species poor and fairly poorly connected to other more biodiverse habitats. However, there is potential for terrestrial amphibians to be present therefore the site is considered to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,000m of Biddulph Valley Way (Whitemoor) SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Biddulph Moor has scope to have a positive effect on the vitality and viability of Biddulph Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m to existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets and the ecological value of the site.			

Table 12.130

BM030

SA Objective	Assessment Criteria - Does the site (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-

SA Objective	Assessment Criteria - Does the site (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective..	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 60 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Biddulph Moor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly,	+

SA Objective	Assessment Criteria - Does the site (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes	+/?

SA Objective	Assessment Criteria - Does the site (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 2,000m of Biddulph Valley Way (Whitemoor) SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Biddulph Moor has scope to have a positive effect on the vitality and viability of Biddulph Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m to existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets.			

Table 12.131

BM031

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.	+

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 60 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Biddulph Moor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has fairly low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats; however the presence of buildings with bat roosting potential means the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,000m of Biddulph Valley Way (Whitemoor) SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Biddulph Moor has scope to have a positive effect on the vitality and viability of Biddulph Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m to an existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets and the ecological value of the site.			

Table 12.132

BM032

SA Objective	Assessment Criteria - Does the site (BM032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-

SA Objective	Assessment Criteria - Does the site (BM032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Biddulph Moor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly,	+

SA Objective	Assessment Criteria - Does the site (BM032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes	+/?

SA Objective	Assessment Criteria - Does the site (BM032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 2,000m of Biddulph Valley Way (Whitemoor) SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BM032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Biddulph Moor has scope to have a positive effect on the vitality and viability of Biddulph Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m to an existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BM032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets.			

Table 12.133

BM035

SA Objective	Assessment Criteria - Does the site (BM035)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (BM035)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 35 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Biddulph Moor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BM035)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has low potential to support protected species and is fairly poorly connected to other more biodiverse habitats, therefore is attributed a low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BM035)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,000m of Biddulph Valley Way (Whitemoor) SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BM035)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Biddulph Moor has scope to have a positive effect on the vitality and viability of Biddulph Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m to an existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets.			

Table 12.134

Blythe Bridge & Forsbrook

Potentially suitable sites (5+ dwellings) - within the Development Boundary

BB021

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is located in the centre of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village, it is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. The site is in proximity to Blythe Bridge High School and Sixth Form. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop and train station. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 2 and 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to an increased is water demand within the District. Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	--/?
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,000m from Barlaston and Rough Close Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site as a whole contains a fairly diverse mosaic of wet grassland, riparian habitat, unmanaged semi-improved grassland and pockets of willow scrub, adjacent to a large pond, which could potentially support populations of amphibians, reptiles, raptors, owls, ground nesting birds and foraging bats. It is also deemed that the site could potentially qualify as an SBI for its potential floral diversity. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 600m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 3,000m of Barlaston and Rough Close Common (LNR). Given the location of the site, it is considered that there could be no effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m to an existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, there is scope that the site could be designated SBI land which would have a significant negative effect, as would the partial flood zone 2 and 3 designation of the site. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect.			

Table 12.135

Potentially suitable sites (5+ dwellings) - outside the Development Boundary

BB027/28

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is located outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 27 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop and train station. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	Part of the site is located within a flood zone 2 and 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to an increased is water demand within the District. Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,000m from Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself has mostly low biodiversity value overall in terms of area as it consists of species poor improved grassland and tall ruderal vegetation with adjacent semi-natural broadleaved woodland and wet ditch. Although the site abuts Blyth Bridge Woods Bas it is deemed that development works are likely to have limited effect on its woodland biodiversity for what it has been designated for if a buffer zone is created. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	● Deliver development that helps ensure the continued protection and enhancement of cultural	The site is more than 400m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage	+/?

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? ● Deliver development that maximises re-use of brownfield land? ● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 3,000m of Coyney Woods (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? ● Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	● Deliver development that helps to safeguard shops and services in existing centres? ● Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	● Help provide a balanced portfolio of employment land in sustainable locations? ● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m to an existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 27 dwellings is considered to have a significant positive effect, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the site is partially within flood zone 2 and 3 which is likely to have a significant negative effect. Similarly, the site is adjacent to Blyth Bridge Woods BAS which would have a negative effect, as would the development of greenfield, urban ALC land.			

Table 12.136

BB040

SA Objective	Assessment Criteria - Does the site (BB040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is located outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-

SA Objective	Assessment Criteria - Does the site (BB040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 1,000m of a bus stop and train station. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BB040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,500m from Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site generally has low biodiversity apart potentially from the scattered mature trees, seven of which have potential to support roosting bats and is attributed some ecological value as a consequence. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (BB040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,500m of Coyney Woods (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BB040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site and the inaccessibility of areas of existing employment.			

Table 12.137

BB041 (ADD011)

SA Objective	Assessment Criteria - Does the site (BB041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is located outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 700m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 700m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BB041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 700m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 1,000m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 700m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (BB041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,500m from Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. There are TPOs and 2 ponds on site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and	The site is more than 400m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (BB041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,500m of Coyney Woods (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BB041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Summary of overall assessment and likely significant effects: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield land forming part of the landscape setting to the settlement is assessed as having a negative effect, as is the ecological value of the site and the inaccessibility of areas of existing employment.			

Table 12.138

BB044

SA Objective	Assessment Criteria - Does the site (BB044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is located outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 1,200m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BB044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop and 2,000m of a train station. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BB044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 2 and 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to an increased is water demand within the District. Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	--/?
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,000m from Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself although fairly florally species poor it is an important UKBAP priority wet woodland habitat mosaic and should have a management regime applied to encourage conservation rather than be developed. It also has the potential to support a number of UK protected species therefore is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BB044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from a grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this historical heritage asset. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 3,000m of Coyney Woods (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (BB044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to public transport is likely to have a positive effect. However, the site is partially within flood zone 2 and 3 which is likely to have a significant negative effect. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site and the inaccessibility of areas of existing employment.			

Table 12.139

BB045

SA Objective	Assessment Criteria - Does the site (BB045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (BB045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is located outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 1,200m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BB045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop and 2,000m of a train station. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (BB045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,500m from Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself although florally fairly species poor it has the potential to become a species rich grassland mosaic with an appropriate management regime applied to encourage conservation rather than be developed. The presence of a number of less common species could suggest that the site could have some species missed due to seasonal vegetative die back. The site also has potential to support roosting bats and reptiles so is therefore considered to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage asset. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (BB045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 3,500m of Coyney Woods (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m to an existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a neutral effect on this Objective.	0
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BB045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to public transport is likely to have a positive effect. The site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 12.140

BB054

SA Objective	Assessment Criteria - Does the site (BB054)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is located in the outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.	+

SA Objective	Assessment Criteria - Does the site (BB054)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 70 dwellings. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop and 1,000m of a train station. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BB054)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 2 and 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to an increased is water demand within the District. Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	--/?
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,500m from Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself has two trees with bat potential and species poor hedgerows which are connected to a series of other hedgerows and habitats within a rural landscape, so is therefore attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (BB054)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and its setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 3,500m of Coyney Woods (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BB054)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 70 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the site's partial location within a flood zone is assessed as having a significant negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site and the proximity of historic assets.			

Table 12.141

BB062

SA Objective	Assessment Criteria - Does the site (BB062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is located in the outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BB062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport?	As noted previously, the site is within 800m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 1,000m of a bus stop and train station.	+

SA Objective	Assessment Criteria - Does the site (BB062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,500m from Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself has species poor hedgerows which are connected to a series of other hedgerows and habitats within a rural landscape. Although the site has low biodiversity value the site is considered to have some ecological value overall as the pond could potentially support great	-/?

SA Objective	Assessment Criteria - Does the site (BB062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		crested newts. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 500m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 2,500m of Coyney Woods (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BB062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BB062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 12.142

BB086

SA Objective	Assessment Criteria - Does the site (BB086)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is located outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted	+

SA Objective	Assessment Criteria - Does the site (BB086)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop and train station. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BB086)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,500m from Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself has one tree with bat potential and a species poor hedgerow which is poorly connected to habitats within a rural landscape, and therefore attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (BB086)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,500m of Coyney Woods (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BB086)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of an existing area of employment within the village or District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a neutral effect on this Objective.	0
Summary of overall assessment and likely significant effects: The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 12.143

BB087

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is located outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 46 dwellings. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport?	As noted previously, the site is within 800m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop and 1,000m of a train	+

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	station. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,500m from Barlaston and Rough Close Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has good potential to support protected species due to the presence of two ponds and associated riparian habitat as well as adequate terrestrial habitat and potential refuges. The site is also well connected to more biodiverse habitats and the wider	-/?

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		countryside. Therefore the site is considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and its setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 3,500m of Barlaston and Rough Close Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 46 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to historic assets is likely to have a negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 12.144

Other uses

BB021

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is located in the centre of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village, it is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop and train station. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 2 and 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to an increased is water demand within the District. Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	--/?
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,000m from Barlaston and Rough Close Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site as a whole contains a fairly diverse mosaic of wet grassland, riparian habitat, unmanaged semi-improved grassland and pockets of willow scrub, adjacent to a large pond, which could potentially support populations of amphibians, reptiles, raptors, owls, ground nesting birds and foraging bats. It is also deemed that the site could potentially qualify as an SBI for its potential floral diversity. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 600m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 3,000m of Barlaston and Rough Close Common (LNR). Given the location of the site, it is considered that there could be no effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the village centre has the scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, as new employment could be expected to increase footfall in the nearby village centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Blythe Bridge and Forsbrook as is could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is proximity to areas of existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's location away from historic assets is likely to have a positive effect. However, there is scope that the site could be designated SBI land which would have a significant negative effect, as would the partial flood zone 2 and 3 designation of the site. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect.			

Table 12.145

BB087

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is located in the outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop and 1,000m of a train station. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,500m from Barlaston and Rough Close Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has good potential to support protected species due to the presence of two ponds and associated riparian habitat as well as adequate terrestrial habitat and potential refuges. The site is also well connected to more biodiverse habitats and the wider countryside. Therefore the site is considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as urban ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and its setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 3,500m of Barlaston and Rough Close Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the village centre has the scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, as new employment could be expected to increase footfall in the nearby village centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Blythe Bridge and Forsbrook as is could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is proximity to areas of existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 12.146

12.4.1 Larger Villages: Brown Edge to Cheddleton

Brown Edge

Potentially suitable sites (5+ dwellings) - within the Development Boundary

BE003A

SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is within the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Brown Edge does not have a GP surgery and	+

SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Brown Edge as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,750m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, surrounded by dwellings with poor connectivity to the wider countryside and therefore is deemed as having low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 600m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 1,750m from Marshes Hill Common (LNR). Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Brown Edge has scope to have a positive effect on the vitality and viability of Brown Edge and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The site's proximity to the village centre could reduce the need to travel and as such have a positive effect on climate change which is likely to have a significant positive effect. The proposed delivery of circa 6 dwellings is considered to have a positive effect, as is its distance away from historic assets and low ecological value. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect.			

Table 12.147

Potentially suitable sites (5+ dwellings) - within the Green Belt

BE032

SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 35 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Brown Edge as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,000m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, although it is well connected to the wider countryside and is deemed to have a low ecological value overall. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of a grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 1,000m from Marshes Hill Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Brown Edge has scope to have a positive effect on the vitality and viability of Brown Edge and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's low ecological value is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.			

Table 12.148

BE041

SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Brown Edge as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,250m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low to medium biodiversity value overall in terms of area. It is surrounded by dwellings and species poor grassland with fairly good connectivity to the wider countryside, therefore is deemed to have some ecological value due to the presence of some areas of floral diversity and the assemblage of mature trees of which eight are deemed to have potential to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 1,250m from Marshes Hill Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Brown Edge has scope to have a positive effect on the vitality and viability of Brown Edge and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 12.149

BE044

SA Objective	Assessment Criteria - Does the site (BE044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.	+

SA Objective	Assessment Criteria - Does the site (BE044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	It should be noted that Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Brown Edge as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BE044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,500m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, surrounded by dwellings and species poor grassland with fairly good connectivity to the wider countryside. However the presence of mature trees especially with seven of them having the potential to support roosting bats qualifies the site to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BE044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 600m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 1,500m from Marshes Hill Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Brown Edge has scope to have a positive effect on the vitality and viability of Brown Edge and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BE044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 12.150

BE045

SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 35 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Brown Edge as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within	+

SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 1,500m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself has five trees with bat potential, species rich hedgerows, and tall ruderal vegetation which are connected to a series of other	-/?

SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	hedgerows and habitats, that forms an important potentially biodiverse mosaic and therefore warrants being assigned some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 500m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 1,500m from Marshes Hill Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley	0

SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Brown Edge has scope to have a positive effect on the vitality and viability of Brown Edge and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 12.151

BE056

SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.	+

SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	It should be noted that Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Brown Edge as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m of Marshes Hill Common (LNR), the nearest designated asset, and, as such, there is scope that development could have an effect on this asset. The Ecological Study (2015) notes that the site itself has two trees with bat potential, and species rich hedgerows which form the main biodiversity interest and therefore the site has been deemed to have some ecological value, although is fairly poorly connected to other biodiverse habitats within the locality. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 1,000m from Marshes Hill Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Brown Edge has scope to have a positive effect on the vitality and viability of Brown Edge and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 12.152

BE060

SA Objective	Assessment Criteria - Does the site (BE060)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is remote, outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (BE060)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 60 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Brown Edge as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (BE060)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,500m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (BE060)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of a grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 1,500m from Marshes Hill Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (BE060)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Brown Edge has scope to have a positive effect on the vitality and viability of Brown Edge and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from designated assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.			

Table 12.153

ADD06

SA Objective	Assessment Criteria - Does the site (ADD06)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (ADD06)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the location and size of the site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (ADD06)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Brown Edge as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 1,000m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered to have no effect	+/?

SA Objective	Assessment Criteria - Does the site (ADD06)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of a grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement	The site would be more than 1,000m from Marshes Hill Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (ADD06)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	of the natural environment identified in the NCA profiles?		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Brown Edge has scope to have a positive effect on the vitality and viability of Brown Edge and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the location away from designated assets is considered to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.			

Table 12.154

Cheddleton

Potentially suitable sites (5+ dwellings) - within the Development Boundary

CD004

SA Objective	Assessment Criteria - Does the site (CD004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is both inside and outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CD004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 18 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is more than 1,200m from the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (CD004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,750m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that site has some potential for protected species to be present due to the proximity and connection to semi-natural broadleaved woodland. However, as a reptile survey is recommended the site is considered to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns /	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this	-/?

SA Objective	Assessment Criteria - Does the site (CD004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
villages and other heritage and archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 1,750m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CD004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 18 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to areas of countryside and open space is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.			

Table 12.155

CD017

SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a mixed brownfield and greenfield site that is both inside and outside the village boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender	The site is located on the edge of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not	--

SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 29 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is more than 800m from the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 800m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that site has mostly low biodiversity value overall in terms of area. The major aspects of interest are focused on the species rich hedgerow and bat potential in the oak and sycamore trees and general potential for supporting breeding birds in the scattered trees and hedgerows. Therefore the site is deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on mixed brownfield and greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 29 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to areas of countryside and open space is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's proximity to historic assets and the ecological value of the site is likely to have a negative effect.			

Table 12.156

CD029

SA Objective	Assessment Criteria - Does the site (CD029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is within the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CD029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 8 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is more than 1,200m from the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 1,000m of a bus stop. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be	+

SA Objective	Assessment Criteria - Does the site (CD029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,750m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and	The site is more than 500m from listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (CD029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 1,750m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (CD029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the proposed delivery of circa 8 dwellings is likely to have a positive effect, as could the site's accessibility to areas of open countryside and location away from historic assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's inaccessibility to services and facilities.			

Table 12.157

CD060/CD118

SA Objective	Assessment Criteria -Does the site (CD0060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is both inside and outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria -Does the site (CD0060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 113 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria -Does the site (CD0060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,500m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has very low biodiversity value overall with only trees and the hedgerow having potential for supporting breeding birds, foraging bats and badger. Therefore the site is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as mixed grade 3 and 4 ALC land, so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria -Does the site (CD0060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from one grade II* listed asset and eight grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 1,500m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria -Does the site (CD0060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 113 dwellings is considered to have a significant positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 3 and 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and the inaccessibility of areas of existing employment.			

Table 12.158

CD069A

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is inside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also	+

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,250m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly very low biodiversity overall and is located near to an urban environment with little connectivity to the wider countryside which lowers the biodiversity of the area considerably. Therefore the site is deemed to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as mixed grade 4 ALC land, so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is within 400m from one scheduled monument, seven grade II* listed assets and nineteen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a	-/?

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?	negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 2,250m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Summary of overall assessment and likely significant effects: The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open countryside and low ecological value is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's inaccessibility to areas of existing employment is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.			

Table 12.159

CD088

SA Objective	Assessment Criteria - Does the site (CD088)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a mixed brownfield and greenfield site that is inside the village boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (CD088)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 7 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CD088)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,250m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly very low biodiversity value overall and is set within an urban environment with little connectivity to the wider countryside which lowers the biodiversity of the area considerably. However, since there is potential for the building to support roosting bats the site is deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	As noted, this site has been assessed as being on mixed brownfield and greenfield land. However, the land has also been assessed as mixed grade 4 ALC land, so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CD088)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from one scheduled monument and eight grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 2,250m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (CD088)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's inaccessibility to areas of existing employment is likely to have a negative effect. The site's proximity to historic assets and the ecological value of the site is likely to have a negative effect.			

Table 12.160

Potentially suitable sites (5+ dwellings) - within the Green Belt

CD002

SA Objective	Assessment Criteria - Does the site (CD002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CD002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 26 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (CD002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is more than 1,200m from the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 1,000m of a bus stop. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (CD002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,750m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that site has mostly low biodiversity value overall in terms of area. However, the major aspects of interest are the significant bat potential in the five trees and the species rich hedgerow which constitutes the site being given some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is more than 500m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (CD002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 1,750m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CD002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Summary of overall assessment and likely significant effects: The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and open countryside, as well as the site's location away from historic assets is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's ecological value.			

Table 12.161

CD003

SA Objective	Assessment Criteria - Does the site (CD003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,	The site is located on the edge of the village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to	--

SA Objective	Assessment Criteria - Does the site (CD003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 70 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is more than 1,200m from the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (CD003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,750m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that site has mostly low biodiversity value overall in terms of area. However, the major aspects of interest are the significant bat potential in the seven trees and species rich hedgerow which affords the site some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (CD003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from one grade II listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 1,750m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CD003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as is the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's ecological value and location near to historic assets.			

Table 12.162

CD007

SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 14 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is more than 1,200m from the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from one grade II listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 14 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to the open countryside and areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and location near to historic assets.			

Table 12.163

CD008

SA Objective	Assessment Criteria - Does the site (CD008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CD008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 23 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m from the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is within 1,200m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (CD008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m from two grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical	-/?

SA Objective	Assessment Criteria - Does the site (CD008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CD008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 23 dwellings is considered to have a significant positive effect, as is the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and location near to historic assets.			

Table 12.164

CD015

SA Objective	Assessment Criteria - Does the site (CD015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender	The site is located on the edge of the village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not	--

SA Objective	Assessment Criteria - Does the site (CD015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m from the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (CD015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is within 1,200m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (CD015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from three grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (CD015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as is the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and location near to historic assets.			

Table 12.165

CD019

SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 39 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m from the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 2,000m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this	+/?

SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	asset. The Ecological Study (2015) notes that site has mostly low biodiversity value overall in terms of area. The major aspects of interest are focussed on the species rich hedgerow and bat potential in the oak and sycamore trees and general potential for supporting breeding birds in the scattered trees and hedgerows. Therefore the site is deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from eight grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on	0

SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 39 dwellings is considered to have a significant positive effect, as is the site's accessibility to areas of existing employment. Similarly, the site's accessibility the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and its location near to historic assets.			

Table 12.166

CD115: residential

SA Objective	Assessment Criteria - Does the site (CD115: residential)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (CD115: residential)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 104 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CD115: residential)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has very low biodiversity value overall with only trees and the hedgerow having potential for supporting breeding birds, and foraging bats and badger. Therefore the site is attributed a low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land, so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (CD115: residential)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from one grade II* listed asset and ten grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CD115: residential)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 104 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities and development of greenfield, grade 3 ALC land is likely to have a significant negative effect. Similarly, the sites proximity to historic assets is likely to have a negative effect.			

Table 12.167

Other Uses

CD115: Non residential

SA Objective	Assessment Criteria - Does the site (CD115: alternative uses)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality?	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (CD115: alternative uses)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. However, the proposed mixed use of this site may introduce new services and facilities into the village. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 104 dwellings and therefore also provide a quantum of affordable housing on site. It is acknowledge that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (CD115: alternative uses)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 2,000m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this	+/?

SA Objective	Assessment Criteria - Does the site (CD115: alternative uses)...?	Commentary on likely nature of effects of site allocation	Overall assessment
proposals on European Sites and SSSIs	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	asset. The Ecological Study (2015) notes that the site has very low biodiversity value overall with only trees and the hedgerow having potential for supporting breeding birds, and foraging bats and badger. Therefore the site is attributed a low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land, so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from one grade II* listed asset and ten grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on	0

SA Objective	Assessment Criteria - Does the site (CD115: alternative uses)...?	Commentary on likely nature of effects of site allocation	Overall assessment
landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed mixed use of this site could have an effect on investment in culture and tourism within the village and wider district. Similarly, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a mixed use site with good access to the village centre of Cheddleton has scope to have a positive effect on the vitality and viability of Cheddleton and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a significant positive effect on this Objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and proposed employment use of the site could encourage investment in people and infrastructure through developer contributions and strengthen and diversify the economy. Overall, this site has been assessed as having a significant positive effect on this Objective, however the exact effects are uncertain.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective resident as well as new employment provision on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (CD115: alternative uses)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the provision of housing provided is likely to have a significant positive effect. However, the inaccessibility of services and facilities and development of greenfield, grade 3 ALC land is likely to have a significant negative effect. Similarly, the site's proximity to historic assets is likely to have a negative effect.			

Table 12.168

12.4.2 Larger villages: Endon to Kingsley

Endon

Potentially suitable sites (5+ dwellings) - within the Development Boundary

EN128

SA Objective	Assessment Criteria - Does the site (EN128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set inside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. The site is in proximity to Endon High School. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted	+

SA Objective	Assessment Criteria - Does the site (EN128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 27 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Endon and 800m of a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (EN128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered not to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall and the site is set within a mainly urban environment with poor connectivity to the wider countryside. However, the site has been attributed some ecological value due to the presence of one tree with bat roosting potential and a species rich hedgerow. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on mixed brownfield and greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (EN128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,000m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Endon has scope to have a positive effect on the vitality and viability of Endon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (EN128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 27 dwellings is considered to have a significant positive effect, as is the site's proximity to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.			

Table 12.169

Potentially suitable sites (5+ dwellings) - within the Green Belt

EN007

SA Objective	Assessment Criteria - Does the site (EN007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (EN007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 45 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (EN007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (EN007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,250m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site is directly adjacent to a housing estate and species poor grasslands, which reduces the value of the site as a whole to bats and other species of wildlife. The site also has mostly low biodiversity value overall in terms of area, but due to its assemblage of mature trees and wet areas with associated fauna the site is deemed as of some ecological value in terms of its loss to the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	● Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m of one scheduled monument and sixteen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of	-/?

SA Objective	Assessment Criteria - Does the site (EN007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The proposal would be more than 2,250m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Endon has scope to have a positive effect on the vitality and viability of Endon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (EN007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 45 dwellings is considered to have a significant positive effect, as is the site's proximity to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 12.170

EN012

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 24 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	ENVIRONMENTAL		
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,500m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area though the dry ditch to the east adds some extra biodiversity to the site. The major aspects of interest across the site is the significant bat potential in the two trees and general potential for supporting reptiles and amphibians that warrants the site being attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The proposal would be more than 1,500m from Marshes Hill Common (LNR) and would not increase external pressures on these sites.. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Endon has scope to have a positive effect on the vitality and viability of Endon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 24 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 12.171

EN019

SA Objective	Assessment Criteria - Does the site (EN019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (EN019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 8 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (EN019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,750m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area with the major aspect of interest being the significant bat potential in the one tree, which affords some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns /	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m of eight grade II listed assets. Dependent on proposal specific information, there is scope that development of this	-/?

SA Objective	Assessment Criteria - Does the site (EN019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
villages and other heritage and archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? ● Deliver development that maximises re-use of brownfield land? ● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The proposal would be more than 1,750m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? ● Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	● Deliver development that helps to safeguard shops and services in existing centres? ● Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Endon has scope to have a positive effect on the vitality and viability of Endon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	● Help provide a balanced portfolio of employment land in sustainable locations? ● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (EN019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 12.172

EN024 (residential)

SA Objective	Assessment Criteria - Does the site (EN024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due	The site is located on the edge of the village and is within 800m of the village centre and the range of services and facilities that can be	+

SA Objective	Assessment Criteria - Does the site (EN024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
social exclusion by improving access to jobs, services and facilities.	to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	found here that could serve prospective residents of the site. The site is in proximity to Endon High School. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 7 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (EN024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,250m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall, mainly being improved grazed grassland. The trees and hedgerow have potential for supporting foraging bats and badger as well as terrestrial habitat for amphibians and reptiles. Therefore the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (EN024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The proposal would be more than 2,250m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (EN024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Endon has scope to have a positive effect on the vitality and viability of Endon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 12.173

EN030

SA Objective	Assessment Criteria - Does the site (EN030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (EN030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 1,200m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this	++

SA Objective	Assessment Criteria - Does the site (EN030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the village centre of Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 2 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective.	-

SA Objective	Assessment Criteria - Does the site (EN030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,250m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one scheduled monument, one grade II* listed asset, seventeen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The proposal would be more than 2,250m from Marshes Hill Common (LNR) and would not increase external pressures on these sites.	0

SA Objective	Assessment Criteria - Does the site (EN030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Endon has scope to have a positive effect on the vitality and viability of Endon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (EN030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land partially within flood zone 2 is assessed as having a negative effect, as is the site's proximity to historic assets.			

Table 12.174

EN033

SA Objective	Assessment Criteria - Does the site (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.	+

SA Objective	Assessment Criteria - Does the site (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,500m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area and is poorly connected to other more diverse habitats apart from two ponds less than 200m away to the east, which increases the sites ecological value in terms of its loss within the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The proposal would be more than 2,500m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Endon has scope to have a positive effect on the vitality and viability of Endon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 12.175

EN079

SA Objective	Assessment Criteria - Does the site (EN079)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (EN079)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 18 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village.	+

SA Objective	Assessment Criteria - Does the site (EN079)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 2,250m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site is directly adjacent to a housing estate and species poor grasslands, which reduces the value of the site as a whole to bats and other	-/?

SA Objective	Assessment Criteria - Does the site (EN079)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	species of wildlife. The site also has mostly low biodiversity value overall in terms of area, but due to its assemblage of mature trees and wet areas with associated fauna the site is attributed some ecological value in terms of its loss to the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one scheduled monument and seventeen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The proposal would be more than 2,500m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given	0

SA Objective	Assessment Criteria - Does the site (EN079)...?	Commentary on likely nature of effects of site allocation	Overall assessment
landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Endon has scope to have a positive effect on the vitality and viability of Endon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (EN079)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 18 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 12.176

EN101

SA Objective	Assessment Criteria - Does the site (EN101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.	+

SA Objective	Assessment Criteria - Does the site (EN101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 54 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (EN101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,750m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site is directly adjacent to a housing estate and species poor grasslands, but is well connected to other more biodiverse habitats. The site also has mostly low biodiversity value overall in terms of area. However, the major aspects of interest are the significant bat roosting potential in the ten trees, connectivity to other more biodiverse habitats and the dry ditch that could support reptile populations which warrants the site being attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (EN101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of eighteen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The proposal would be more than 1,750m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Endon has scope to have a positive effect on the vitality and viability of Endon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (EN101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 54 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 12.177

EN125

SA Objective	Assessment Criteria - Does the site (EN125)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all	• Deliver development that is likely to help remove or minimise any disadvantages suffered by	The site is located on the edge of the village and is within 1,200m of the village centre and the range of services and facilities that can be	0

SA Objective	Assessment Criteria - Does the site (EN125)...?	Commentary on likely nature of effects of site allocation	Overall assessment
persons and eliminate social exclusion by improving access to jobs, services and facilities.	people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a neutral effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 14 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the village centre of Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (EN125)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,200m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,250m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (EN125)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one scheduled monument, one grade II* listed asset and twenty three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The proposal would be more than 2,250m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (EN125)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Endon has scope to have a positive effect on the vitality and viability of Endon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 14 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.			

Table 12.178

EN126

SA Objective	Assessment Criteria -Does the site (EN126)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria -Does the site (EN126)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria -Does the site (EN126)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 2,500m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly poor biodiversity and has poor connectivity to the wider	-/?

SA Objective	Assessment Criteria -Does the site (EN126)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	countryside. However, as the site has a number of trees with bat roosting potential and habitats that could support reptiles and terrestrial amphibians the site has been attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The proposal would be more than 2,500m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley	0

SA Objective	Assessment Criteria -Does the site (EN126)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Endon has scope to have a positive effect on the vitality and viability of Endon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria -Does the site (EN126)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as could its accessibility to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 12.179

Other Uses

EN024 - employment

SA Objective	Assessment Criteria - Does the site (EN024 for employment)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage	The site is located on the edge of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective employees of the site. The site is in proximity to Endon High School. It should be noted that the	+

SA Objective	Assessment Criteria - Does the site (EN024 for employment)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	/ civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	The site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (EN024 for employment)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,250m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall, mainly being improved grazed grassland. The trees and hedgerow have potential for supporting foraging bats and badger as well as terrestrial habitat for amphibians and reptiles. Therefore the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (EN024 for employment)...?	Commentary on likely nature of effects of site allocation	Overall assessment
soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The proposal would be more than 2,250m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site could have an effect on investment in culture and tourism within the village and wider district. Similarly, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (EN024 for employment)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a employment site with good access to the village centre of Endon has scope to have a positive effect on the vitality and viability of Endon and the wider District, as new employees could be expected to increase footfall. Overall, this has been assessed as having a significant positive effect on this Objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Endon as it could strengthen and diversify the economy. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The creation of new employment provision by the site could be expected to help meet the employment needs of people within the village and wider district . Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's accessibility to areas of open countryside, services and facilities and low ecological value is likely to have a positive effect. However, the site is partially located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.			

Table 12.180

Ipstones

Potentially suitable sites (5+ dwellings) - within the Development Boundary

IP019

SA Objective	Assessment Criteria - Does the site (IP019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Ipstones does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (IP019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 35 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Ipstones and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (IP019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that apart from roosting bats the site has little potential to support protected species and fairly poorly connected to the wider countryside, but their presence gives the site some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (IP019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II* listed asset and twenty seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,000m of Churnet Valley SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (IP019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to designated and historic assets and ecological value.			

Table 12.181

Potentially suitable sites (5+ dwellings) - outside the Development Boundary

IP011

SA Objective	Assessment Criteria - Does the site (IP011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (IP011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Ipstones does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Ipstones and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (IP011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,250m from Churnet Valley SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that site has little potential to support protected species apart from foraging bats and badger, and is fairly poorly connected to the wider countryside, though as a species rich hedgerow is present the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (IP011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II* listed asset and twenty four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,250m of Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (IP011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 12.182

IP012A

SA Objective	Assessment Criteria - Does the site (IP012A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Ipstones does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (IP012A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Ipstones and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (IP012A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,250m from Churnet Valley SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that although the site has little potential to support a large variety of protected species and is fairly poorly connected to the wider countryside, the site is attributed some ecological value due to a number of trees with potential to support roosting bats and a species rich hedgerow. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is within 400m of one grade II* listed asset and twenty four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (IP012A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,250m of Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (IP012A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?		
Summary of overall assessment and likely significant effects: The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 12.183

IP014A

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage	The site is located on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Ipstones does not have a secondary school but	+

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	/ civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 35 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Ipstones and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 750m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has little potential to support protected species apart from foraging bats and badger. The wet ditch also supports species poor tall ruderal vegetation which forms a connection to the wider countryside, but the site is considered overall to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II* listed asset and thirty five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 750m of Churnet Valley SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural	+

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to designated and historic assets.			

Table 12.184

IP015

SA Objective	Assessment Criteria - Does the site (IP015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (IP015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 800m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Ipstones does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 22 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (IP015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Ipstones and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (IP015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 400m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats, therefore the site is deemed as having low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of two grade II listed assets and wihtin 400m of eight grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (IP015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 400m of Churnet Valley SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (IP015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 22 dwellings is considered to have a significant positive effect, as is the site's proximity to areas of existing employment. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is in proximity to a designated asset, Churnet Valley SSSI which is likely to have a significant negative effect, as could the site's proximity to listed assets. The development of greenfield, grade 4 ALC land is assessed as having a negative effect.			

Table 12.185

Kingsley

Potentially suitables sites (5+ dwellings) - within the Development Boundary

KG024

SA Objective	Assessment Criteria - Does the site (KG024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality?	The development of this site, a brownfield site that is within the settlement boundary, could help to improve the social and environmental quality of the village. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley does not have a GP surgery and,	+

SA Objective	Assessment Criteria - Does the site (KG024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Kingsley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KG024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 750m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall with the main features of ecological interest contained within the potential for the buildings to support roosting bats, which attributes the site some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on brownfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KG024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed assets and within 400m of four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 750m of Churnet Valley SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KG024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the partial brownfield nature of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the site's ecological value.			

Table 12.186

KG059

SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is within the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-

SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. The site is in proximity of St. Werburghs C of E Primary School. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Kingsley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	ENVIRONMENTAL		
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m from Churnet Valley SSSI and Froghall Meadow and Pastures SSSI, the nearest designated assets, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so	--/?

SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed assets and within 400m of eight grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,000m of Churnet Valley SSSI and Froghall Meadow and Pastures SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural	+

SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, the site's proximity to historic assets and the development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated assets is likely to have a negative effect.			

Table 12.187

Potentially suitable sites (5+ dwellings) - within the Green Belt

KG005

SA Objective	Assessment Criteria - Does the site (KG005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located outside of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KG005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 7 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Kingsley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (KG005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,250m from Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this	-/?

SA Objective	Assessment Criteria - Does the site (KG005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
heritage and archaeological assets along with their settings.	heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,250m of Churnet Valley SSSI and may not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (KG005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect and the site's proximity to historic assets.			

Table 12.188

KG019

SA Objective	Assessment Criteria - Does the site (KG019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due	The site is located outside of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of	--

SA Objective	Assessment Criteria - Does the site (KG019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
social exclusion by improving access to jobs, services and facilities.	to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	the community. The site is in proximity of St. Werburghs C of E Primary School. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Kingsley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (KG019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 750m from Churnet Valley SSSI and Froghall Meadow and Pastures SSSI, the nearest designated assets, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall, the major aspects of interest being the bat potential in the tree and building which accords the site overall some ecological value in terms of its loss to the wider countryside. This is supported by general potential for supporting breeding birds and foraging bats in the scattered trees, hedgerows and to a lesser extent the tall ruderal vegetation. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (KG019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of eleven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 750m of Churnet Valley SSSI and Froghall Meadow and Pastures SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (KG019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.			

Table 12.189

KG026A

SA Objective	Assessment Criteria - Does the site (KG026A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located outside of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KG026A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Kingsley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (KG026A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,250m from Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is adjacent to farm buildings, dwellings and species poor grasslands with poor connectivity to the wider countryside. However, the site is attributed some ecological value due to the potentially species rich hedgerow and two trees with bat potential. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	● Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage	-/?

SA Objective	Assessment Criteria - Does the site (KG026A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? ● Deliver development that maximises re-use of brownfield land? ● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,250m of Churnet Valley SSSI and may not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? ● Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	● Deliver development that helps to safeguard shops and services in existing centres? ● Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	● Help provide a balanced portfolio of employment land in sustainable locations? ● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (KG026A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.			

Table 12.190

KG026B

SA Objective	Assessment Criteria - Does the site (KG026B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due	The site is located outside of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs	--

SA Objective	Assessment Criteria - Does the site (KG026B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
social exclusion by improving access to jobs, services and facilities.	to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Kingsley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (KG026B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,250m from Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (KG026B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,250m of Churnet Valley SSSI and may not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (KG026B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect.			

Table 12.191

KG030A

SA Objective	Assessment Criteria - Does the site (KG030A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (KG030A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located outside of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 25 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (KG030A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Kingsley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (KG030A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,250m from Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (KG030A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,250m of Churnet Valley SSSI and may not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (KG030A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.			

Table 12.192

KG031

SA Objective	Assessment Criteria - Does the site (KG031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located outside of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley does not have a GP surgery and,	+

SA Objective	Assessment Criteria - Does the site (KG031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Kingsley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KG031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,250m from Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (KG031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,250m of Churnet Valley SSSI and may not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KG031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.			

Table 12.193

KG042

SA Objective	Assessment Criteria - Does the site (KG042)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (KG042)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located outside of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Kingsley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site	+

SA Objective	Assessment Criteria - Does the site (KG042)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 750m from Froghall Meadow and Pastures SSSI, the nearest designated assets, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no	-/?

SA Objective	Assessment Criteria - Does the site (KG042)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of nine grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be within 750m from Froghall Meadow and Pastures SSSI and coud increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National	-

SA Objective	Assessment Criteria - Does the site (KG042)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (KG042)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.			

Table 12.194

KG049A

SA Objective	Assessment Criteria - Does the site (KG049A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located outside of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley does not have a GP surgery and,	+

SA Objective	Assessment Criteria - Does the site (KG049A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 35 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Kingsley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KG049A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m from Churnet Valley SSSI, the nearest designated assets, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (KG049A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,000m from Churnet Valley SSSI and coud increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Ipstones has scope to have a positive effect on the vitality and viability of Ipstones and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KG049A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.			

Table 12.195

12.4.3 Larger villages: Upper Tean to Werrington & Cellarhead

Upper Tean

Potentially suitable sites (5+ dwellings) - within the Development Boundary

UT011/014

SA Objective	Assessment Criteria - Does the site (UT011/14)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a mixed brownfield and greenfield site that is within the settlement boundary, could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 800m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (UT011/14)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Upper Tean and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding.	--

SA Objective	Assessment Criteria - Does the site (UT011/14)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g . by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 2,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has species poor habitats present on site, but good connectivity to the wider countryside and potential to support roosting bats, reptiles and terrestrial populations of amphibians, therefore the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on mixed brownfield and greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (UT011/14)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 2,500m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Upper Tean has scope to have a positive effect on the vitality and viability of Upper Tean and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (UT011/14)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the site is partially located within a flood zone which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.			

Table 12.196

UT019

SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a brownfield site that is within the settlement boundary, could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due	The site is located on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can	+

SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
social exclusion by improving access to jobs, services and facilities.	to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Upper Tean and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 3,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site is set within an urban environment with little connectivity to the wider countryside which lowers the biodiversity value of the area considerably. The site has mostly low biodiversity value overall and is therefore deemed to have low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on brownfield land. However, the land has also been assessed as grade 3 ALC land so	--/?

SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of seven grade II listed assets and 400m of two grade II* listed assets and three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 3,000m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there would not be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Upper Tean has scope to have a positive effect on the vitality and viability of Upper Tean and the wider District, as new residents could be expected to increase footfall. However, the site itself is an area of employment and the development of this site would result in the loss of employment. Overall, this has been assessed as having a negative effect on this Objective.	-
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the site itself is an area of employment and the development of this site would result in the loss of employment. Overall, this site has been assessed as having a negative effect on this Objective.	-
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. However, the site itself is an area of employment and the development of this site would result in the loss of employment. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site is located in proximity to historic assets which is likely to have a significant negative effect, as could the development of grade 3 ALC land. The site's inaccessibility to areas of existing employment is likely to have a negative effect.			

Table 12.197

Potentially suitable sites (5+ dwellings) - within the Green Belt

UT012

SA Objective	Assessment Criteria - Does the site (UT012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 800m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (UT012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Upper Tean and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (UT012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 2,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this	-/?

SA Objective	Assessment Criteria - Does the site (UT012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
heritage and archaeological assets along with their settings.	heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 2,500m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there would be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Upper Tean has scope to have a positive effect on the vitality and viability of Upper Tean and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible	+

SA Objective	Assessment Criteria - Does the site (UT012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?	employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	
Summary of overall assessment and likely significant effects: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the site is partially located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect as could the site's proximity to historic assets.			

Table 12.198

UT018

SA Objective	Assessment Criteria - Does the site (UT018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage	The site is located on the edge of the village and is within 800m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a	0

SA Objective	Assessment Criteria - Does the site (UT018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	/ civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 25 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Upper Tean and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 1,000m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (UT018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 2,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has five trees with bat potential and a species rich hedgerow which is poorly connected to habitats within a rural landscape, and is deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a	--/?

SA Objective	Assessment Criteria - Does the site (UT018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	significant negative effect on this Objective, however the exact effects are uncertain.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 550m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 2,500m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (UT018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Upper Tean has scope to have a positive effect on the vitality and viability of Upper Tean and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The ecological value of the site is likely to have a negative effect.			

Table 12.199

UT021

SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. The site is in proximity of Greatwood Primary School. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Upper Tean and 800m from a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 3,250m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on	-/?

SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	this asset. The Ecological Study (2015) notes that the site has low ecological value and is poorly connected to habitats within a rural landscape. However, the site has two trees with bat potential and a species rich hedgerow therefore is deemed to have some ecological value overall. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from two grade II* listed assets and nine grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be within 3,250m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the	+

SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Upper Tean has scope to have a positive effect on the vitality and viability of Upper Tean and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 20 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The ecological value of the site and its proximity to historic assets is likely to have a negative effect.			

Table 12.200

UT022

SA Objective	Assessment Criteria - Does the site (UT022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. The site is in proximity of Greatwood Primary School. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (UT022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Upper Tean and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (UT022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,250m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has a species poor hedgerow and habitats of low biodiversity which is poorly connected to other habitats within a rural landscape, therefore is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (UT022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from two grade II* listed assets and ten grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 3,250m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Upper Tean has scope to have a positive effect on the vitality and viability of Upper Tean and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (UT022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 15 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect, as could the site's partial location within a flood zone. The site's proximity to historic assets is likely to have a negative effect.			

Table 12.201

UT023

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 800m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Upper Tean and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has habitats mainly of low biodiversity which are poorly connected to habitats within a rural landscape. However, the presence of a species rich hedgerow and two trees with potential to support roosting bats is considered to give the site some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is within 400m from one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 3,000m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Upper Tean has scope to have a positive effect on the vitality and viability of Upper Tean and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect, as could the site's partial location within a flood zone. The site's proximity to historic assets and ecological value is likely to have a negative effect.			

Table 12.202

UT024

SA Objective	Assessment Criteria - Does the site (UT024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (UT024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 40 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Upper Tean and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (UT024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a	--/?

SA Objective	Assessment Criteria - Does the site (UT024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	significant negative effect on this Objective, however the exact effects are uncertain.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from two grade II* listed assets and nine grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 3,000m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (UT024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Upper Tean has scope to have a positive effect on the vitality and viability of Upper Tean and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 40 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.			

Table 12.203

UT041

SA Objective	Assessment Criteria - Does the site (UT041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion?	The development of this site, a greenfield site that is outside the settlement boundary, could be expected to have an effect on Green	-

SA Objective	Assessment Criteria - Does the site (UT041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 800m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (UT041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Upper Tean and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 2,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect	+/?

SA Objective	Assessment Criteria - Does the site (UT041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
proposals on European Sites and SSSIs	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be within 2,000m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National	+

SA Objective	Assessment Criteria - Does the site (UT041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Upper Tean has scope to have a positive effect on the vitality and viability of Upper Tean and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and open space is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.			

Table 12.204

Waterhouses

Potentially suitable sites (5+ dwellings) - within the Development Boundary

WA004

SA Objective	Assessment Criteria - Does the site (WA004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is within the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Waterhouses does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It	+

SA Objective	Assessment Criteria - Does the site (WA004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 36 dwellings and therefore also provide a quantum of affordable housing on site. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Waterhouses and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (WA004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 750m from Cauldon Railway Cutting SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that un-mitigated ecological impacts of development may be significant. The site has little potential to support protected species apart from roosting/ foraging bats, badger and breeding birds, but is connected adjacent to other species rich grasslands. Semi-improved species rich grasslands are uncommon and should be preserved, therefore the site is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WA004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 750m of Cauldon Railway Cutting SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the White Peak National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed mixed use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a employment site with good access to the village centre of Waterhouses has scope to have a positive effect on the vitality and viability of Waterhouses and the wider District, as new residents could be expected to increase footfall. However, the site itself is an area of employment and the development of this site could	-

SA Objective	Assessment Criteria - Does the site (WA004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		result in decreased employment. Overall, this has been assessed as having a negative effect on this Objective.	
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the site itself is an area of employment and the development of this site could result in decreased employment. Overall, this site has been assessed as having a negative effect on this Objective.	-
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. However, the site itself is an area of employment and the development of this site could result in decreased employment. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 36 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to a designated asset is likely to have a negative effect. The development of greenfield, grade 4 ALC land is likely to also have a negative effect, as could the site's proximity to historic assets and the inaccessibility of areas of existing employment.			

Table 12.205

Potentially suitable sites (5+ dwellings) - outside the Development Boundary

WA005

SA Objective	Assessment Criteria - Does the site (WA005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (WA005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Waterhouses does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 40 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (WA005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Waterhouses and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (WA005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 750m from Cauldon Railway Cutting SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has little potential to support protected species apart from foraging bats and badger and is fairly poorly connected to the wider countryside. However, the site is afforded ecological value due to the relative rarity of semi-improved species rich grasslands. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (WA005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 750m of Cauldon Railway Cutting SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the White Peak National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Waterhouses has scope to have a positive effect on the vitality and viability of Waterhouses and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (WA005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 40 dwellings is considered to have a significant positive effect, as is the site accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to a designated asset is likely to have a negative effect. The development of greenfield, grade 4 ALC land is likely to also have a negative effect, as could the site's proximity to historic assets.			

Table 12.206

WA006

SA Objective	Assessment Criteria - Does the site (WA006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Waterhouses does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WA006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Waterhouses and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (WA006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 750m from Cauldon Railway Cutting SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has little potential to support protected species apart from potentially roosting/foraging bats and badger, and is fairly poorly connected to the wider countryside. Nevertheless the site is afforded ecological value due to the bat roosting potential of these two trees. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WA006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 750m of Cauldon Railway Cutting SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the White Peak National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Waterhouses has scope to have a positive effect on the vitality and viability of Waterhouses and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WA006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as is the site accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to a designated asset is likely to have a negative effect. The development of greenfield, grade 4 ALC land is likely to also have a negative effect, as could the site's proximity to historic assets.			

Table 12.207

Wetley Rocks

Potentially suitable sites (5+ dwellings) - within the development Boundary

WR002

SA Objective	Assessment Criteria - Does the site (WR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (WR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Wetley Rocks does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Wetley Rocks does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 29 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this	++

SA Objective	Assessment Criteria - Does the site (WR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Wetley Rocks as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (WR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,750m from Churnet Valley SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site is directly adjacent to a housing estate and species poor grasslands, and has poor connectivity to the wider countryside which reduces the value of the site as a whole in terms of biodiversity. The site also has mostly low biodiversity value overall in terms of area and therefore is deemed as having low ecological value in terms of its loss within the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m from one grade II listed asset and 400m from three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (WR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,750m of Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Wetley Rocks has scope to have a positive effect on the vitality and viability of Wetley Rocks and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (WR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 29 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and low ecological importance of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to designated and historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 12.208

WR015

SA Objective	Assessment Criteria - Does the site (WR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Wetley Rocks does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.	+

SA Objective	Assessment Criteria - Does the site (WR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	It should be noted that Wetley Rocks does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Wetley Rocks as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 2,000m from Churnet Valley SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is directly adjacent to a housing estate and species poor grasslands, and has poor connectivity to the wider countryside. Therefore the site is deemed as having low ecological value in terms of its loss within the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 2,000m of Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Wetley Rocks has scope to have a positive effect on the vitality and viability of Wetley Rocks and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and low ecological value of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.			

Table 12.209

Potentially suitable sites (5+ dwellings) - within the Green Belt

WR005

SA Objective	Assessment Criteria - Does the site (WR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Wetley Rocks does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Wetley Rocks does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 13 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Wetley Rocks as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly,	+

SA Objective	Assessment Criteria - Does the site (WR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 1,500m from Churnet Valley SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site is directly adjacent to a small housing estate, species poor grasslands, and has	-/?

SA Objective	Assessment Criteria - Does the site (WR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	poor connectivity to the wider countryside which reduces the value of the site as a whole in terms of biodiversity. The site also has mostly low biodiversity value overall in terms of area but is considered to have some ecological value in terms of its loss within the wider countryside due to the presence of the two trees with bat roosting potential. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (WR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,500m of Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Wetley Rocks has scope to have a positive effect on the vitality and viability of Wetley Rocks and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (WR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets and ecological value.			

Table 12.210

WR014A

SA Objective	Assessment Criteria - Does the site (WR014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Wetley Rocks does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Wetley Rocks does not have a GP surgery.	+

SA Objective	Assessment Criteria - Does the site (WR014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Wetley Rocks as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WR014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,750m from Churnet Valley SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low potential to support protected species, and the site is fairly poorly connected to the wider countryside. However the two trees highlighted for bat roosting potential affords the site some ecological value. HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WR014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,750m of Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Wetley Rocks has scope to have a positive effect on the vitality and viability of Wetley Rocks and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WR014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment and services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets and ecological value.			

Table 12.211

Werrington & Cellarhead

Potentially suitable sites (5+ dwellings) - within the Development Boundary

WE018

SA Objective	Assessment Criteria - Does the site (WE018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		

SA Objective	Assessment Criteria - Does the site (WE018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a mixed brownfield and greenfield site that is set inside of the settlement boundary, could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. This site includes Werrington Primary School and development would lead to the closure of this school. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WE018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 24 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Werrington and Cellarhead and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a mixed brownfield and greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (WE018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 400m from Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall, is set within an urban environment with little connectivity to the wider countryside which lowers the biodiversity of the area considerably. However the site has been attributed ecological value in terms of its loss within the wider countryside as the building and tree could support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on mixed brownfield and greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and	● Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical	-/?

SA Objective	Assessment Criteria - Does the site (WE018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 400m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Werrington and Cellarhead has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (WE018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 24 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the site's proximity to historic assets is assessed as having a negative effect.			

Table 12.212

Potentially suitable sites (5+ dwellings) - within the Green Belt

WE003

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. The site is in proximity of Werrington Primary School. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 85 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Werrington and Cellarhead and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 600m from Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is directly adjacent to a housing estate and species poor grasslands. The site has some connectivity to more biodiverse adjacent habitats such as scattered trees, tall ruderal vegetation and hedgerows to the south and scattered scrub to the south east. The site is attributed some ecological value in terms of its loss within the wider countryside due to the presence of species rich hedgerows and trees with bat roosting potential. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall,	--/?

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 600m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Werrington and Cellarhead has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 85 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 12.213

WE013

SA Objective	Assessment Criteria - Does the site (WE013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WE013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Werrington and Cellarhead and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (WE013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 800m from Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (WE013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 800m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Werrington and Cellarhead has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (WE013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 12.214

WE019

SA Objective	Assessment Criteria - Does the site (WE019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted	+

SA Objective	Assessment Criteria - Does the site (WE019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Werrington and Cellarhead and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WE019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 100m from Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological study (2015) notes that the site itself has seven trees with bat potential, species rich hedgerow and a large area of tall ruderal vegetation connected to a series of other hedgerows and habitats. These features culminate in the assessment that the site is attributed ecological value in terms of its loss within the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WE019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 100m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Werrington and Cellarhead has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WE019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 12.215

WE027

SA Objective	Assessment Criteria - Does the site (WE027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WE027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport?	As noted previously, the site is within 400m of the village centre of Werrington and Cellarhead and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus	+

SA Objective	Assessment Criteria - Does the site (WE027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 800m from Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (WE027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 800m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WE027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Werrington and Cellarhead has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 20 dwellings is considered to have a significant positive effect, as could the site's accessibility to services and facilities. Similarly, the site's to areas of open space is likely to have a positive effect. However, the site's accessibility to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 12.216

WE033

SA Objective	Assessment Criteria - Does the site (WE033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the edge of the village boundary and is more than 2,000m from the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. However, the site is more than 2,000m from a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WE033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 60 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is more than 2,000m from the village centre of Werrington and Cellarhead and a GP surgery, but is adjacent to an area of open space. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 2,000m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. It should be noted that the site is within 350m from a candidate AQMA.Overall, this site has been assessed as having an negative effect on this Objective.	-
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (WE033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,750m from Wetley Moor SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological study (2015) notes that the site has mostly low biodiversity value overall in terms of area and is directly adjacent to a small housing estate and species poor grasslands. The site does have some good connectivity to a pond which increases chance of the site support terrestrial populations of amphibians and reptiles. The site is therefore deemed as having some ecological value in terms of its potential loss within the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (WE033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 1,750m from Wetley Moor SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (WE033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. Similarly, the site's inaccessibility to services and facilities and areas of open space is likely to have a negative effect. Also, the site's ecological value is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 12.217

WE040

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender	The site is located in the centre of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be	+

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 7 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Werrington and Cellarhead and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 1,000m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 200m of Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has mostly low biodiversity value overall with fairly good connectivity to Wetley Moor SSSI and is deemed as having some ecological value in terms of its loss within the wider countryside due to its proximity to the SSSI. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 200m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Werrington and Cellarhead has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 7 dwellings is considered to have a positive effect, as is the accessibility to services and facilities and areas of open space. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated and historic assets. Similarly, the development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 12.218

WE041

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 22 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Werrington and Cellarhead and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 1,000m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 100m of Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has mostly low biodiversity value overall with fairly good connectivity to Wetley Moor SSSI and is deemed as having some ecological value in terms of its loss within the wider countryside due to its proximity to the SSSI. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is within 50m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 100m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Werrington and Cellarhead has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Summary of overall assessment and likely significant effects: The proposed delivery of circa 22 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated and historic assets. Similarly, the development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 12.219

WE052

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 25 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Werrington and Cellarhead and 800m from a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 600m of Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site is directly adjacent to a housing estate and species poor grasslands, and has poor connectivity to more biodiverse habitats. However, the site is deemed as having some ecological value in terms of its loss within the wider countryside due to having five trees that have potential to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 600m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Werrington and Cellarhead has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, as is the site's accessibility to services and facilities. Similarly, the site's accessibility to open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.			

Table 12.220

WE053

SA Objective	Assessment Criteria - Does the site (WE053)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WE053)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport?	As noted previously, the site is within 800m of the village centre of Werrington and Cellarhead and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall,	+

SA Objective	Assessment Criteria - Does the site (WE053)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 700m of Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is directly adjacent to a small housing estate and species poor grasslands, and has poor connectivity to more biodiverse habitats. The site is therefore deemed as having low ecological value in terms of its loss within the wider countryside. The	-/?

SA Objective	Assessment Criteria - Does the site (WE053)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 700m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WE053)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Werrington and Cellarhead has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to historic assets. The site's proximity to designated assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.			

Table 12.221

WE069

SA Objective	Assessment Criteria - Does the site (WE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help	+

SA Objective	Assessment Criteria - Does the site (WE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Werrington and Cellarhead and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to	+

SA Objective	Assessment Criteria - Does the site (WE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 800m of Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has low biodiversity value overall in terms of area and is directly adjacent to a small housing estate and species poor grasslands, it also has poor connectivity to more biodiverse habitats and therefore is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 50m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical	--/?

SA Objective	Assessment Criteria - Does the site (WE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 800m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Werrington and Cellarhead has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (WE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to historic assets. The site's proximity to designated assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.			

Table 12.222

WE070

SA Objective	Assessment Criteria - Does the site (WE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender	The site is located in the centre of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be	+

SA Objective	Assessment Criteria - Does the site (WE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Werrington and Cellarhead and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (WE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 900m of Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (WE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 900m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (WE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Werrington and Cellarhead has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.			

Table 12.223

Other Uses

WE001

SA Objective	Assessment Criteria - Does the site (WE001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (WE001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the edge of the village boundary and is more than 2,000m from the village centre and the range of services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide employees with good access to areas of open space which should help to support healthy lifestyles. However, the site is more than 2,000m from a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a negative effect on this Objective.	-
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (WE001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is more than 2,000m from the village centre of Werrington and Cellarhead and a GP surgery, but is adjacent to an area of open space. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 2,000m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. It should be noted that the site is within 100m from a candidate AQMA. Overall, this site has been assessed as having an negative effect on this Objective.	-
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (WE001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,900m from Churnet Valley SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological study (2015) notes that the site has fairly species poor habitats present on site, and has been attributed low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 1,900m from Churnet Valley SSSI and would not increase external pressures on these sites. Given the	-

SA Objective	Assessment Criteria - Does the site (WE001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	location of the site, it is considered that there would be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site provides scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the village centre has the scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new employment could be expected to increase footfall in the nearby village centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Werrington and Cellarhead as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing local employment provision but the site would generate new employment provision. Overall, this site has been assessed as having a significant positive effect on this objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (WE001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's low ecological value is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the proximity to historic assets and distance away from services and facilities and areas of open space.			

Table 12.224

WE002

SA Objective	Assessment Criteria - Does the site (WE002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is remote from the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the edge of the village boundary and is more than 2,000m from the village centre and the range of services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WE002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide employees with good access to areas of open space which should help to support healthy lifestyles. However, the site is more than 2,000m from a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a negative effect on this Objective.	-
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is more than 2,000m from the village centre of Werrington and Cellarhead and a GP surgery, but is adjacent to an area of open space. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 2,000m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (WE002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. It should be noted that the site is within 150m from a candidate AQMA. Overall, this site has been assessed as having an negative effect on this Objective.	-
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Churnet Valley SSSI and Wetley Moor SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. The Ecological study (2015) notes that the site has species poor habitats present on site and low potential to support protected species, therefore is attributed low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WE002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,000m from Churnet Valley SSSI and Wetley Rocks SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there would be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site provides scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the village centre has the scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new employment could be expected to increase footfall in the nearby village centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++

SA Objective	Assessment Criteria - Does the site (WE002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Werrington and Cellarhead as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing local employment provision but the site would generate new employment provision. Overall, this site has been assessed as having a significant positive effect on this objective.	++
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's low ecological value is likely to have a positive effect. However, the remote nature of the site is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the proximity to historic assets and distance away from services and facilities and areas of open space.			

Table 12.225

WE003

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is remote from the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village boundary and is more than 2,000m from the village centre and the range of services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide employees with good access to areas of open space which should help to support healthy lifestyles. However, the site is more than 2,000m from a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a negative effect on this Objective.	-
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing.	0

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Overall, this site has been assessed as having a neutral effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is more than 2,000m from the village centre of Werrington and Cellarhead and a GP surgery, but is adjacent to an area of open space. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 2,000m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Wetley Rocks SSSI and Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. The Ecological study (2015) notes that the site has species poor habitats present on site, but is attributed some ecological value due to the potential of two trees to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,000m from Wetley Rocks SSSI and Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there would be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site provides scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the village centre has the scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new employment could be expected to increase footfall in the nearby village centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Werrington and Cellarhead as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing local employment provision but the site would generate new employment provision. Overall, this site has been assessed as having a significant positive effect on this objective.	++

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. However, the remote nature of the site is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the proximity to historic assets, ecological value and distance away from services and facilities and areas of open space.			

Table 12.226

12.5 Smaller villages: Bagnall to Checkley

Bagnall

Potentially suitable sites (5+ dwellings) - within the Green Belt

BG008

SA Objective	Assessment Criteria - Does the site (BG008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Bagnall does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Bagnall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BG008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?		
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Bagnall as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BG008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,500m from Bagnall Road Wood (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has four trees with bat potential and a species rich hedgerow and is attributed some ecological value, although it is fairly poorly connected to other biodiverse habitats within the locality. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BG008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from ten grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 1,500m of Bagnall Road Wood (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Bagnall has scope to have a positive effect on the vitality and viability of Bagnall and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BG008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to also have a negative effect.			

Table 12.227

BG014

SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Bagnall does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Bagnall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Bagnall as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,250m from Bagnall Road Wood (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has three trees with bat potential which forms the main biodiversity interest, although it is fairly poorly connected to other biodiverse habitats within the locality, it is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is within 400m from ten grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 1,250m of Bagnall Road Wood (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Bagnall has scope to have a positive effect on the vitality and viability of Bagnall and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to also have a negative effect.			

Table 12.228

BG015

SA Objective	Assessment Criteria - Does the site (BG015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BG015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Bagnall does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Bagnall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Bagnall as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (BG015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,250m from Bagnall Road Wood (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has four trees with bat potential and a species rich hedgerow and is attributed some ecological value, although it is fairly poorly connected to other biodiverse habitats within the locality. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (BG015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from ten grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 1,250m of Bagnall Road Wood (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BG015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Bagnall has scope to have a positive effect on the vitality and viability of Bagnall and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to also have a negative effect.			

Table 12.229

Blackshaw Moor

Potentially suitable sites (5+ dwellings) - within the draft Infill Boundary

BL006

SA Objective	Assessment Criteria - Does the site (BL006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Blackshaw Moor does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Blackshaw Moor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BL006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Blackshaw Moor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (BL006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,250m from Thorncliffe Moor SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to the buildings present on site and has been deemed to have some ecological value despite fairly poor connectivity to the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BL006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from any listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 1,250m of Thorncliffe Moor SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the South West Peak National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Blackshaw Moor has scope to have a positive effect on the vitality and viability of Blackshaw Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BL006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to have a negative effect.			

Table 12.230

BL007

SA Objective	Assessment Criteria - Does the site (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside of the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Blackshaw Moor does	--

SA Objective	Assessment Criteria - Does the site (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Blackshaw Moor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 7 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Blackshaw Moor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,250m from Thorncliffe Moor SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from any listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 1,250m of Thorncliffe Moor SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the South West Peak National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Blackshaw Moor has scope to have a positive effect on the vitality and viability of Blackshaw Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The site's accessibility to areas of existing employment is considered to have a significant positive effect. The proposed delivery of 7 dwellings is likely to have a positive effect, as could the site's accessibility to areas of open space. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 12.231

Caverswall

Potentially suitable sites (5+ dwellings) - within the Infill Boundary

CV005

SA Objective	Assessment Criteria - Does the site (CV005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is within the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Caverswall does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Caverswall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CV005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Caverswall as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (CV005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Coyney Woods (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site contains fairly species poor habitats and common species, although it is fairly well connected to the wider countryside. As two buildings are present with the potential to support roosting bats the site is deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CV005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset and 400m from one grade II* listed asset and fourteen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,000m from Coyney Woods (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Caverswall has scope to have a positive effect on the vitality and viability of Caverswall and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CV005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets. The ecological value of the site is likely to have a negative effect.			

Table 12.232

Potentially suitable sites (5+ dwellings) - within the Green Belt

CV004

SA Objective	Assessment Criteria - Does the site (CV004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (CV004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Caverswall does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Caverswall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 8 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Caverswall as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (CV004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Coyney Woods (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the majority of the site contains fairly species poor habitats although they are well connected to the wider countryside they have been deemed to have low ecological value overall. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a	--/?

SA Objective	Assessment Criteria - Does the site (CV004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	significant negative effect on this Objective, however the exact effects are uncertain.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset and 400m from one grade II* listed asset and fourteen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,000m from Coyney Woods (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (CV004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Caverswall has scope to have a positive effect on the vitality and viability of Caverswall and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets.			

Table 12.233

CV006

SA Objective	Assessment Criteria - Does the site (CV006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CV006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Caverswall does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Caverswall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 8 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CV006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Caverswall as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 2,000m from Coyney Woods (LNR), the nearest designated asset, and, as such, is not considered to have an effect on	-/?

SA Objective	Assessment Criteria - Does the site (CV006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	this asset. The Ecological Study (2015) notes that the site contains fairly species poor habitats and diversity although is well connected from the western boundary to the wider countryside through an area of semi-natural broadleaved woodland. The site is deemed to have some ecological value due to its good connectivity to the wider countryside and the potential to support polecat populations. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset and 400m from one grade II* listed asset and fourteen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 2,000m from Coyney Woods (LNR) and would not increase external pressures on these sites. Given the location	+

SA Objective	Assessment Criteria - Does the site (CV006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Caverswall has scope to have a positive effect on the vitality and viability of Caverswall and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (CV006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets. The ecological value of the site is likely to have a negative effect.			

Table 12.234

Cookshill

Potentially suitable sites (5+ dwellings) - within the Green Belt

CL004

SA Objective	Assessment Criteria - Does the site (CL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cookshill does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (CL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	/ civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.		
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cookshill does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Cookshill as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (CL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,250m of Coyney Woods (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site mostly contains fairly species poor habitats but with some potential to support European and UK protected species along the dry ditch and connecting hedgerow, which is well connected to potentially biodiverse habitats and able to support European and UK protected species. Therefore the site is considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so	--/?

SA Objective	Assessment Criteria - Does the site (CL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,250m from Coyney Woods (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Cookshill has scope to have a positive effect on the vitality and viability of Cookshill and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The ecological value of the site is likely to have a negative effect.			

Table 12.235

CL007

SA Objective	Assessment Criteria - Does the site (CL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site that is outside the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cookshill does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cookshill does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (CL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Cookshill as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 1,500m of Coyney Woods (LNR), the nearest designated asset, and, as such, is not considered to have an effect on	-/?

SA Objective	Assessment Criteria - Does the site (CL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	this asset. The Ecological Study (2015) notes that the site itself has nine trees with bat potential and two species rich hedgerows which are fairly poorly connected to the wider countryside and therefore the site is deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be within 1,500m from Coyney Woods (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact	+

SA Objective	Assessment Criteria - Does the site (CL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Cookshill has scope to have a positive effect on the vitality and viability of Cookshill and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (CL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The ecological value of the site and its proximity to historic assets is likely to have a negative effect.			

Table 12.236

Checkley

Potentially suitable sites (5+ dwellings) - outside the Infill Boundary

CK007

SA Objective	Assessment Criteria - Does the site (CK007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Checkley does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (CK007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	/ civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.		
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Checkley does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Checkley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (CK007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 4,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has very low biodiversity value overall in terms of area, is adjacent to a main road to the south and farm buildings to the east, dwellings to the west and species poor grasslands to the north with poor connectivity. Therefore the site is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so	--/?

SA Objective	Assessment Criteria - Does the site (CK007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from one scheduled monument, one grade I listed asset and nine grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 4,500m from Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Needwood and South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CK007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Checkley has scope to have a positive effect on the vitality and viability of Checkley and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The site's proximity to historic assets is likely to have a negative effect.			

Table 12.237

CK008

SA Objective	Assessment Criteria - Does the site (CK008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (CK008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is outside the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Checkley does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Checkley does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 7 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CK008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Checkley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (CK008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 4,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is adjacent to a main road to the south and dwellings to the east west and species poor grasslands to the north, and has poor connectivity. Therefore the site is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is within 400m from one scheduled monument, one grade I listed asset and eight grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (CK008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 4,500m from Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Needwood and South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Checkley has scope to have a positive effect on the vitality and viability of Checkley and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CK008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The site's proximity to historic assets is likely to have a negative effect.			

Table 12.238

12.5.1 Smaller villages: Dilhorne to Foxt

Dilhorne

Potentially suitable sites (5+ dwellings) - within the Green Belt

DH004

SA Objective	Assessment Criteria - Does the site (DL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Dilhorne does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Dilhorne does not have a GP	+

SA Objective	Assessment Criteria - Does the site (DL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	surgery. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Dilhorne as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (DL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 4,500m from Cecilly Brook (LNR) and Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is	0

SA Objective	Assessment Criteria - Does the site (DL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m from one grade II listed asset and within 400m from two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 4,500m from Cecilly Brook (LNR) and Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Dilhorne has scope to have a positive effect on the vitality and viability of Dilhorne and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (DL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and distance from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 12.239

DH013

SA Objective	Assessment Criteria - Does the site (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Dilhorne does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Dilhorne does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Dilhorne as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 4,500m from Cecilly Brook (LNR) and Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site is attributed low ecological value as it has mostly low biodiversity value overall in terms of area, is adjacent to a road to the north, farm buildings and dwellings on the edge of a small village with fairly poor connectivity to the wider countryside through one hedgerow. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m from one grade II listed asset and within 400m from six grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 4,500m from Cecilly Brook (LNR) and Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Dilhorne has scope to have a positive effect on the vitality and viability of Dilhorne and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and distance from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 12.240

DH018

SA Objective	Assessment Criteria - Does the site (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Dilhorne does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Dilhorne does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 7 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Dilhorne as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to	+

SA Objective	Assessment Criteria - Does the site (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 4,500m from Cecilly Brook (LNR) and Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to proximity of ponds and wetland habitats and the good connectivity to these potentially biodiverse habitats and the wider countryside. Therefore the site is attributed some ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic	The site is within 50m of one grade II listed asset and within 400m from one grade II* listed asset and ten grade II listed assets.	--/?

SA Objective	Assessment Criteria - Does the site (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
heritage and archaeological assets along with their settings.	heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 4,500m from Cecilly Brook (LNR) and Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Dilhorne has scope to have a positive effect on the vitality and viability of Dilhorne and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site	--

SA Objective	Assessment Criteria - Does the site (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?	has been assessed as having a significant negative effect on this Objective.	
Summary of overall assessment and likely significant effects: The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's ecological value.			

Table 12.241

DH026

SA Objective	Assessment Criteria - Does the site (DL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Dilhorne does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (DL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Dilhorne does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Dilhorne as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (DL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 4,500m from Cecilly Brook (LNR) and Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to proximity of ponds and wetland habitats and the good connectivity to these potentially biodiverse habitats through species rich hedgerows and adjacent habitat to the wider countryside. Therefore the site is deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (DL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 4,500m from Cecilly Brook (LNR) and Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Dilhorne has scope to have a positive effect on the vitality and viability of Dilhorne and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (DL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's ecological value and proximity to historic assets.			

Table 12.242

Draycott

Potentially suitable sites (5+ dwellings) - within the Green Belt

DC003

SA Objective	Assessment Criteria - Does the site (DC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (DC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Draycott does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Draycott does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this	++

SA Objective	Assessment Criteria - Does the site (DC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Draycott as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (DC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 4,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has species poor grassland, a small semi-natural broadleaved woodland connected to a pond to the north and further woodland and scrub within a rural landscape, which has been deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m from one grade II listed asset and within 400m from one grade II* listed asset and three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (DC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 4,000m from Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood and South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Draycott has scope to have a positive effect on the vitality and viability of Draycott and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (DC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets and development of greenfield, grade 3 ALC land. The site's ecological value is likely to have a negative effect.			

Table 12.243

Foxt

Potentially suitable sites (5+ dwellings) - outside the draft Infill Boundary

FO008

SA Objective	Assessment Criteria - Does the site (FO008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside the development boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Foxt does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (FO008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	/ civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.		
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Foxt does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 8 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Foxt as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (FO008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 500m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (FO008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 500m from Churnet Valley SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (FO008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Foxt has scope to have a positive effect on the vitality and viability of Foxt and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The site has good accessibility to areas of existing employment which is likely to have a significant positive effect. Similarly, the proposed delivery of circa 8 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space. However, the site is inaccessible to services and facilities and is in proximity to designated assets, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.			

Table 12.244

12.5.2 Smaller villages: Hollington to Longsdon

Hollington

Potentially suitable sites (5+ dwellings) - outside the draft Infill Boundary

HO002

SA Objective	Assessment Criteria - Does the site (HO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Hollington does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Hollington does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (HO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?		
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 7 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Hollington as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (HO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,500m from Dimmings Dale and The Ranger SSSI and Saltersford Lane Meadows SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (HO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset and within 400m from five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 3,500m from Dimmings Dale and The Ranger SSSI and Saltersford Lane Meadows SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Hollington has scope to have a positive effect on the vitality and viability of Hollington and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (HO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 12.245

HO003

SA Objective	Assessment Criteria - Does the site (HO003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (HO003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Hollington does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Hollington does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Hollington as well as being adjacent to an area of open space which	+

SA Objective	Assessment Criteria - Does the site (HO003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
of transport and reduce the number of journeys made by car.	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 3,500m from Dimmings Dale and The Ranger SSSI and Saltersford Lane Meadows SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the	+/?

SA Objective	Assessment Criteria - Does the site (HO003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset and within 400m from five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 3,500m from Dimmings Dale and The Ranger SSSI and Saltersford Lane Meadows SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the	+

SA Objective	Assessment Criteria - Does the site (HO003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Hollington has scope to have a positive effect on the vitality and viability of Hollington and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (HO003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 12.246

Hulme

Potentially suitable sites (5+ dwellings) - within the Green Belt

HU002

SA Objective	Assessment Criteria - Does the site (HU002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a brownfield site outside of the development boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage /	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Hulme does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (HU002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.		
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Hulme does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 5 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Hulme as well as being adjacent to an area of open space which should reduce the need to travel within the village. However, the site is circa 1,500m from a bus stop or other form of public transport. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (HU002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 750m of Hulme Quarry SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	As noted, this site has been assessed as being on brownfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (HU002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the village centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from any listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 750m from Hulme Quarry SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (HU002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Hulme has scope to have a positive effect on the vitality and viability of Hulme and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 5 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space, areas of existing employment and location away from historic assets is likely to have a positive effect, as could the development of brownfield land. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated assets.			

Table 12.247

Kingsley Holt

Potentially suitable sites (5+ dwellings) - within the Infill Boundary

KH018

SA Objective	Assessment Criteria - Does the site (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site within the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley Holt does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley Holt does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 8 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Kingsley Holt as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 500m of Froghall Meadow and Pastures SSSI, the nearest designated asset, and, as such, is considered to have an effect	--/?

SA Objective	Assessment Criteria - Does the site (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is adjacent to a main road to the west with buildings and species poor grasslands, and has poor connectivity to the wider countryside. The site is deemed as having some ecological value due to the presence of species rich hedgerows and a tree with bat roosting potential. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m from one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be within 500m from Froghall Meadow and Pastures SSSI and would increase external pressures on these sites. Given the	+

SA Objective	Assessment Criteria - Does the site (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Kingsley Holt has scope to have a positive effect on the vitality and viability of Kingsley Holt and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Summary of overall assessment and likely significant effects: The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and areas of existing employment is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.			

Table 12.248

Potentially suitable sites (5+ dwellings) - outside the Infill Boundary

KH009

SA Objective	Assessment Criteria - Does the site (KH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a brownfield site outside of the development boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley Holt does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (KH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	/ civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.		
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley Holt does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 9 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Kingsley Holt as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (KH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 400m of Froghall Meadow and Pastures SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity with numerous non-native and coniferous species present, is adjacent to a road to the west and buildings to the north and species poor grasslands, with fairly good connectivity to the wider countryside. The site is deemed to have some value from an ecological perspective. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on brownfield land. However, the land has also been assessed as grade 4 ALC land so	+

SA Objective	Assessment Criteria - Does the site (KH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
soil and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a positive effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the village centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from any listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 500m from Froghall Meadow and Pastures SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural	+

SA Objective	Assessment Criteria - Does the site (KH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Kingsley Holt has scope to have a positive effect on the vitality and viability of Kingsley Holt and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 9 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and areas of existing employment is likely to have a positive effect, as could its location away from historic assets and the development of brownfield land. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated assets.			

Table 12.249

ADD07

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley Holt does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley Holt does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the location and size of the site, it is considered that the site could accommodate circa 52 dwellings and therefore also provide a	++

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Kingsley Holt as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 600m of Froghall Meadow and Pastures SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 600m from Froghall Meadow and Pastures SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Kingsley Holt has scope to have a positive effect on the vitality and viability of Kingsley Holt and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 52 dwellings is considered to have a significant positive effect. The site's accessibility to areas of existing employment is considered to have a positive effect. However, the site's inaccessibility to services and facilities is likely to have a significant negative effect. Similarly, the site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.			

Table 12.250

Leekbrook

Potentially suitable sites (5+ dwellings) - within the Infill Boundary

LB006

SA Objective	Assessment Criteria - Does the site (LB006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality?	The development of this site, a greenfield site within the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (LB006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Leekbrook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Leekbrook does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Leekbrook as well as being adjacent to an area of open space which	+

SA Objective	Assessment Criteria - Does the site (LB006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
of transport and reduce the number of journeys made by car.	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 1,750m of Ladderedge Country Park (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has poor biodiversity and has poor connectivity to the wider	+/?

SA Objective	Assessment Criteria - Does the site (LB006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	countryside therefore is deemed to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from any listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be within 1,750m from Ladderedge Country Park (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley	+

SA Objective	Assessment Criteria - Does the site (LB006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Leekbrook has scope to have a positive effect on the vitality and viability of Leekbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (LB006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site's accessibility to areas of existing employment is likely to have a significant positive effect. Similarly, the proposed delivery of circa 6 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space and its location away from designated and historic assets. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 12.251

Potentially suitable sites (5+ dwellings) - outside the Infill Boundary

LB011

SA Objective	Assessment Criteria - Does the site (LB011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site outside the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Leekbrook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It	+

SA Objective	Assessment Criteria - Does the site (LB011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	should be noted that Leekbrook does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Leekbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LB011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 2 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to an increased is water demand within the District. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,750m of Ladderedge Country Park (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope	0

SA Objective	Assessment Criteria - Does the site (LB011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from any listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,750m from Ladderedge Country Park (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Leekbrook has scope to have a positive effect on the vitality and viability of Leekbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LB011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The site's accessibility to areas of existing employment is likely to have a significant positive effect. Similarly, the proposed delivery of circa 6 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space and its location away from designated and historic assets. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 12.252

LB012

SA Objective	Assessment Criteria - Does the site (LB012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality?	The development of this site, a greenfield site outside the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (LB012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Leekbrook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Leekbrook does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Leekbrook as well as being adjacent to an area of open space which	+

SA Objective	Assessment Criteria - Does the site (LB012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
of transport and reduce the number of journeys made by car.	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 2 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to an increased is water demand within the District. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 1,750m of Ladderedge Country Park (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no	+/?

SA Objective	Assessment Criteria - Does the site (LB012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m from any listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be within 1,750m from Ladderedge Country Park (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley	+

SA Objective	Assessment Criteria - Does the site (LB012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Leekbrook has scope to have a positive effect on the vitality and viability of Leekbrook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (LB012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site's accessibility to areas of existing employment is likely to have a significant positive effect. Similarly, the proposed delivery of circa 6 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space and its location away from designated and historic assets. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 12.253

Longsdon

Potentially suitable sites (5+ dwellings) - within the draft Infill Boundary

LO002

SA Objective	Assessment Criteria - Does the site (LO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site within the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Longsdon does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (LO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	/ civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.		
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Longsdon does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Longsdon as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (LO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 400m of Ladderedge Country Park (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has low potential to support protected species, and the site is fairly poorly connected to the wider countryside, though is attributed some ecological value due to the presence of two trees with potential to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (LO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m one grade II* listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 400m from Ladderedge Country Park (LNR) and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural	+

SA Objective	Assessment Criteria - Does the site (LO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Longsdon has scope to have a positive effect on the vitality and viability of Longsdon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to designated and historic assets.			

Table 12.254

LO007

SA Objective	Assessment Criteria - Does the site (LO007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (LO007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site within the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Longsdon does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Longsdon does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 5 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LO007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Longsdon as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 400m of Ladderedge Country Park (LNR), the nearest designated asset, and, as such, is considered to have an effect on this	-/?

SA Objective	Assessment Criteria - Does the site (LO007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m one grade II* listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement	The site would be within 400m from Ladderedge Country Park (LNR) and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (LO007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	of the natural environment identified in the NCA profiles?		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Longsdon has scope to have a positive effect on the vitality and viability of Longsdon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (LO007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 5 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to designated and historic assets.			

Table 12.255

Potentially suitable sites (5+ dwellings) - within the Green Belt

LO021

SA Objective	Assessment Criteria - Does the site (LO021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Longsdon does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (LO021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Longsdon does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 13 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Longsdon as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LO021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 400m of Ladderedge Country Park (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is	0

SA Objective	Assessment Criteria - Does the site (LO021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m one grade II* listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 400m from Ladderedge Country Park (LNR) and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Longsdon has scope to have a positive effect on the vitality and viability of Longsdon and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LO021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to designated and historic assets.			

Table 12.256

12.5.3 Smaller villages: Lower Tean to Rushton Spencer

Lower Tean

Potentially suitable sites (5+ dwellings) - outside the Infill Boundary

LT001

SA Objective	Assessment Criteria - Does the site (LT001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside the development boundary could be expected to have an effect on the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Lower Tean does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Lower Tean does not have a GP surgery.	+

SA Objective	Assessment Criteria - Does the site (LT001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Lower Tean as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LT001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of the improved grassland area and is also directly adjacent to a housing estate and species poor grasslands. The hedgerow however has very good connectivity to the wider countryside becoming more diverse further north and should be retained and potentially qualify for SBI status, hence the site itself being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (LT001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of two grade II listed assets and within 400m of one scheduled monument and eight grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 3,500m from Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood and South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Lower Tean has scope to have a positive effect on the vitality and viability of Lower Tean and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LT001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and proximity to historic assets. The site's proximity to designated assets and the inaccessibility of areas of existing employment are likely to have a negative effect.			

Table 12.257

LT002

SA Objective	Assessment Criteria - Does the site (LT002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site outside the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (LT002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Lower Tean does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Lower Tean does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Lower Tean as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site	+

SA Objective	Assessment Criteria - Does the site (LT002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 3,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is adjacent to	-/?

SA Objective	Assessment Criteria - Does the site (LT002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	a main road to the south and farm buildings to the east and species poor grasslands to the north and west, but has good connectivity to the wider countryside through networks of species rich hedgerows. The presence of a species rich hedgerow attributes the site some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of two grade II listed assets and within 400m of one scheduled monument and seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 3,500m from Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the	+

SA Objective	Assessment Criteria - Does the site (LT002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
landscape and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood and South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Lower Tean has scope to have a positive effect on the vitality and viability of Lower Tean and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,000m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (LT002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and proximity to historic assets. The site's proximity to designated assets and the inaccessibility of existing employment are likely to have a negative effect.			

Table 12.258

Oakamoor

Potentially suitable sites (5+ dwellings) - within Infill Boundary

OA026

SA Objective	Assessment Criteria - Does the site (OA026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site within the infill boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Oakamoor does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (OA026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Oakamoor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 11 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Oakamoor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (OA026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 800m of Bath Pasture SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, despite its proximity to Cotton Dell Nature Reserve / AWI. The major aspects of ecological interest is the bat potential in the four trees and general potential for supporting reptiles and the connective value of the vegetation to the Local Nature Reserve. The site is therefore considered to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (OA026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of six grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 800m of Bath Pasture SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Oakamoor has scope to have a positive effect on the vitality and viability of Oakamoor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (OA026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 11 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.259

Potentially suitable sites (5+ dwellings) - outside infill boundary

OA016

SA Objective	Assessment Criteria - Does the site (OA016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion?	The development of this site, a greenfield site outside the infill boundary could be expected to have an effect on Green Infrastructure	-

SA Objective	Assessment Criteria - Does the site (OA016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Oakamoor does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Oakamoor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 9 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (OA016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Oakamoor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is within 800m of Bath Pasture SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, despite its proximity to	-/?

SA Objective	Assessment Criteria - Does the site (OA016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	Cotton Dell LWS. The main features of ecological interest are the semi-natural broadleaved woodland and the potential to support reptiles which warrants the site being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of six grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be within 800m of Bath Pasture SSSI and could increase external pressures on these sites. Given the location of the	-

SA Objective	Assessment Criteria - Does the site (OA016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Oakamoor has scope to have a positive effect on the vitality and viability of Oakamoor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (OA016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 9 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.260

OA030

SA Objective	Assessment Criteria - Does the site (OA030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside the infill boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Oakamoor does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (OA030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Oakamoor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 23 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Oakamoor as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (OA030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 900m of Bath Pasture SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has high potential biodiversity and very good connectivity to the wider countryside through broadleaved woodland to the north. The area is attributed high biodiversity value, especially the unimproved calcareous grassland. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (OA030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 900m of Bath Pasture SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Oakamoor has scope to have a positive effect on the vitality and viability of Oakamoor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (OA030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 23 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.261

OA031

SA Objective	Assessment Criteria - Does the site (OA031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality?	The development of this site, a greenfield site outside the infill boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (OA031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Oakamoor does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Oakamoor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 400m of the village centre of Oakamoor as well as being adjacent to an area of open space which	+

SA Objective	Assessment Criteria - Does the site (OA031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
of transport and reduce the number of journeys made by car.	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 1,000m from Bath Pasture SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has high potential biodiversity and fairly good connectivity to the wider	-/?

SA Objective	Assessment Criteria - Does the site (OA031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	countryside through broadleaved woodland to the north and south west and therefore is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of nine grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 1,000m from Bath Pasture SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National	+

SA Objective	Assessment Criteria - Does the site (OA031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Oakamoor has scope to have a positive effect on the vitality and viability of Oakamoor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (OA031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.262

Rudyard

Potentially suitable sites (5+ dwellings) - within Green Belt

RU016

SA Objective	Assessment Criteria - Does the site (RU016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Rudyard does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (RU016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	/ civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.		
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Rudyard does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 13 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Rudyard as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (RU016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,000m from Brough Park (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to the mosaic of habitats and habitat structure present, especially as the site is well connected to the wider countryside. The site is considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (RU016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	There are no listed assets within 400m of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 3,000m from Brough Park (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural	+

SA Objective	Assessment Criteria - Does the site (RU016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Rudyard has scope to have a positive effect on the vitality and viability of Rudyard and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.263

RU020

SA Objective	Assessment Criteria - Does the site (RU020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (RU020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a mixed brownfield and greenfield site outside the development boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Rudyard does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Rudyard does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 14 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this	++

SA Objective	Assessment Criteria - Does the site (RU020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	site has been assessed as having a significant positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Rudyard as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (RU020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,750m from Brough Park (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to the mosaic of habitats and habitat structure present, especially as the site is well connected to a lake <500m away. Therefore the site is deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on mixed brownfield and greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing building. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (RU020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,750m from Brough Park (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Rudyard has scope to have a positive effect on the vitality and viability of Rudyard and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (RU020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 14 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.264

Rushton Spencer

Potentially suitable sites (5+ dwellings) - within Infill Boundary

RS005

SA Objective	Assessment Criteria - Does the site (RS005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site within the development boundary could be expected to have an effect on the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Rushton Spencer does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (RS005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	/ civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.		
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Rushton Spencer does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 7 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Rushton Spencer as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (RS005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 4,500m from Peak District Moors (South Pennine Moors Phase 1) SPA, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site generally has poor biodiversity and has poor connectivity to the wider countryside, but despite this is deemed to have some ecological value due to the presence of a potential bat roost within one of the trees. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (RS005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 4,500m from Peak District Moors (South Pennine Moors Phase 1) SPA and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the South West Peak National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (RS005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Rushton Spencer has scope to have a positive effect on the vitality and viability of Rushton Spencer and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.265

Potentially suitable sites (5+ dwellings) - within Green Belt

RS009

SA Objective	Assessment Criteria - Does the site (RS009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Rushton Spencer does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Rushton Spencer does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would	+

SA Objective	Assessment Criteria - Does the site (RS009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Rushton Spencer as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to	+

SA Objective	Assessment Criteria - Does the site (RS009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 4,500m from Peak District Moors (South Pennine Moors Phase 1) SPA, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential to support protected species, though the site is fairly poorly connected to the wider countryside but is considered to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic	The site is within 400m of five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a	-/?

SA Objective	Assessment Criteria - Does the site (RS009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 4,500m from Peak District Moors (South Pennine Moors Phase 1) SPA and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the South West Peak National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Rushton Spencer has scope to have a positive effect on the vitality and viability of Rushton Spencer and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient	--

SA Objective	Assessment Criteria - Does the site (RS009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	
Summary of overall assessment and likely significant effects: The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.266

Potentially suitable sites (5+ dwellings) - outside Infill Boundary

RS007

SA Objective	Assessment Criteria - Does the site (RS007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Rushton Spencer does	--

SA Objective	Assessment Criteria - Does the site (RS007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Rushton Spencer does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 26 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Rushton Spencer as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (RS007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 4,500m from Peak District Moors (South Pennine Moors Phase 1) SPA, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to proximity of the wet habitat communities, under refugia and potentially using the area as a basking opportunity. The site is also well connected to more biodiverse habitats within the wider countryside and overall the site is deemed to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (RS007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 4,500m from Peak District Moors (South Pennine Moors Phase 1) SPA and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the South West Peak National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (RS007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Rushton Spencer has scope to have a positive effect on the vitality and viability of Rushton Spencer and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.267

RS015

SA Objective	Assessment Criteria - Does the site (RS015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Rushton Spencer does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Rushton Spencer does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (RS015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Rushton Spencer as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (RS015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 4,500m from Peak District Moors (South Pennine Moors Phase 1) SPA, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and	The site is within 400m of four grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (RS015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 4,500m from Peak District Moors (South Pennine Moors Phase 1) SPA and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the South West Peak National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Rushton Spencer has scope to have a positive effect on the vitality and viability of Rushton Spencer and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (RS015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Summary of overall assessment and likely significant effects: The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.268

12.5.4 Smaller villages: Stockton Brook to Whiston and other areas

Stockton Brook

Potentially suitable sites (5+ dwellings) - within the Green Belt

SB014

SA Objective	Assessment Criteria - Does the site (SB014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Stockton Brook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Stockton Brook does not have a GP surgery.	+

SA Objective	Assessment Criteria - Does the site (SB014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Stockton Brook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (SB014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 2,000m from Bagnall Road Wood (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is adjacent to a main road with buildings to the west and species poor grasslands, with fairly good connectivity to the wider countryside. The site is deemed to have some ecological value for both its woodland assemblage and two trees with potential to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (SB014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	There are no listed assets within 400m of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 2,000m from Bagnall Road Wood (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Stockton Brook has scope to have a positive effect on the vitality and viability of Stockton Brook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (SB014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's ecological importance and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.269

SB016

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Stockton Brook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Stockton Brook does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Stockton Brook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,750m from Bagnall Road Wood (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to proximity of ponds, Caldon Canal, and wetland habitat mosaic. The site is also well connected to more biodiverse habitats and the wider countryside. The site is therefore deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is within 400m of five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 1,750m from Bagnall Road Wood (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Stockton Brook has scope to have a positive effect on the vitality and viability of Stockton Brook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, ecological value and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.270

ADD08

SA Objective	Assessment Criteria - Does the site (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Stockton Brook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Stockton Brook does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 40 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Stockton Brook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 2,000m from Bagnall Road Wood (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would within 2,000m from Bagnall Road Wood (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Stockton Brook has scope to have a positive effect on the vitality and viability of Stockton Brook and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets and ecological value are likely to have a negative effect.			

Table 12.271

Whiston

Potentially suitable sites (5+ dwellings) - outside the infill boundary

WH002

SA Objective	Assessment Criteria - Does the site (WH002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a mixed brownfield and greenfield site outside of the development boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Whiston does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Whiston does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help	+

SA Objective	Assessment Criteria - Does the site (WH002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Whiston as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate	+

SA Objective	Assessment Criteria - Does the site (WH002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 500m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has high potential biodiversity and fairly good connectivity to the wider countryside through the broadleaved woodland to the north. Therefore the site is attributed ecological value. The site may have potential to qualify for SBI status. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on mixed brownfield and greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the village. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 50m of one grade II listed asset and within 400m of six grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the	--/?

SA Objective	Assessment Criteria - Does the site (WH002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? ● Deliver development that maximises re-use of brownfield land? ● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site is within 500m from Churnet Valley SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? ● Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	● Deliver development that helps to safeguard shops and services in existing centres? ● Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Whiston has scope to have a positive effect on the vitality and viability of Whiston and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	● Help provide a balanced portfolio of employment land in sustainable locations? ● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (WH002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 10 dwellings and proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated and historic assets.			

Table 12.272

WH009A

SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Whiston does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Whiston does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Whiston as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 600m from Churnet Valley SSSI and Whiston Eaves SSSI, the nearest designated assets, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is adjacent to a main road to the west and species poor grasslands but does have fairly good connectivity to the wider countryside through networks of hedgerows. Overall the site is attributed low ecological value due to the lack of potential to support protected species. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so	-

SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of six grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site is within 600m from Churnet Valley SSSI and Whiston Eaves SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Whiston has scope to have a positive effect on the vitality and viability of Whiston and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The proposed delivery of circa 15 dwellings and proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.273

WH015

SA Objective	Assessment Criteria - Does the site (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Whiston does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Whiston does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Whiston as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 750m from Churnet Valley SSSI, Froghall Meadow and Pastures SSSI and Whiston Eaves SSSI, the nearest designated assets, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is adjacent to a road to the west and buildings to the north and species poor grasslands but has good connectivity to the wider countryside through networks of hedgerows. The site also has low potential to support protected species therefore has been attributed low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of six grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site is within 750m from Churnet Valley SSSI, Froghall Meadow and Pastures SSSI and Whiston Eaves SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Whiston has scope to have a positive effect on the vitality and viability of Whiston and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the proposed delivery of circa 6 dwellings are likely to have a positive effect. However, the site is inaccessible to services and facilities is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.274

WH016

SA Objective	Assessment Criteria - Does the site (WH016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Whiston does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to areas of open space which should help to support healthy	+

SA Objective	Assessment Criteria - Does the site (WH016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	lifestyles. It should be noted that Whiston does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Whiston as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WH016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 500m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has a mosaic of habitats contained within an area of garden and derelict garden with good connectivity to other more biodiverse habitats, therefore the site has been attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there	0

SA Objective	Assessment Criteria - Does the site (WH016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site is within 500m from Churnet Valley SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Whiston has scope to have a positive effect on the vitality and viability of Whiston and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WH016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the proposed delivery of circa 6 dwellings are likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.275

WH018

SA Objective	Assessment Criteria - Does the site (WH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all	• Deliver development that is likely to help remove or minimise any disadvantages suffered by	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the	--

SA Objective	Assessment Criteria - Does the site (WH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
persons and eliminate social exclusion by improving access to jobs, services and facilities.	people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	needs of the community. It should be noted that Whiston does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Whiston does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 5 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Whiston as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (WH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 600m from Churnet Valley SSSI and Whiston Eaves SSSI, the nearest designated assets, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (WH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site is within 600m from Churnet Valley SSSI and Whiston Eaves SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (WH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Whiston has scope to have a positive effect on the vitality and viability of Whiston and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the proposed delivery of circa 5 dwellings are likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 12.276

Other Areas

Potentially suitable sites (5+ dwellings) - within Green Belt

OC003

SA Objective	Assessment Criteria - Does the site (OC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this site, a brownfield site outside of the development boundary could hep to improve the social and environmental quality of the village centre. However, the site is remote from other settlements. Overall, this site has been assessed as having a neutral effect on this Objective.	0
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 1,200m of the village centre of Hulme which has insufficient services and facilities to meet the needs of the community. It should be noted that Hulme does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Hulme does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (OC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,200m of the village centre of Hulme as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 1,000m of a bus stop. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The	+

SA Objective	Assessment Criteria - Does the site (OC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 600m of Hulme Quarry SSSI, the nearest designated assets, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on brownfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield site could enable the re-use of existing buildings within the village. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and	• Deliver development that helps ensure the continued protection and enhancement of cultural	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and	-/?

SA Objective	Assessment Criteria - Does the site (OC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site is within 600m of Hulme Quarry SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Hulme has scope to have a positive effect on the vitality and viability of Hulme and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (OC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m to existing areas of employment within the town or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The development of brownfield, grade 4 ALC land is considered to have a positive effect, as could the site's accessibility to areas of open space and the proposed delivery of circa 6 dwellings. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets are likely to have a negative effect.			

Table 12.277

Potentially suitable sites (5+ dwellings) - outside Infill Boundary

OC055

SA Objective	Assessment Criteria - Does the site (OC055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The site is on the edge of Cresswell and is outside of the infill boundary. The development of this site a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (OC055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 800m of the village centre of Cresswell which has insufficient services and facilities to meet the needs of the community. It should be noted that Creswell does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide employees with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cresswell does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 800m of the village centre of Creswell and adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m	+

SA Objective	Assessment Criteria - Does the site (OC055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within flood zone 3. The development of this site could lead to an increase in waste water and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is more than 5,000m from Barlaston and Rough Close Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (OC055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m away from a listed asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would avoid development within 5,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Needwood and South	+

SA Objective	Assessment Criteria - Does the site (OC055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Derbyshire Clalyands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site provides scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site within the village centre has the scope to have a positive effect on the vitality and viability of Cresswell and the wider District, as new employment could be expected to increase footfall in the nearby village centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The proposed development of an employment site within the village centre has the scope to have a positive effect on the vitality and viability of Cresswell and the wider District, as new employment could be expected to increase footfall in the nearby village centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is proximity to areas of existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (OC055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site is located away from designated and historic assets. However, the site is inaccessible to services and facilities, is partially within a flood zone which are both assessed to have a significant negative effect. The development of greenfield, grade 4 ALC land is considered to have a negative effect.			

Table 12.278

12.6 Gypsy and Traveller sites TR001-TR016

TR001: Land south of Uttoxeter Road, Blythe Bridge (BB021)

SA Objective	Assessment Criteria - Does the site (TR001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 1ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. Some industrial uses to SE/builders merchants to NW/ railway line to SW and housing to N and E. But site large enough to accommodate buffers as necessary, including from road (and also amenity internally between pitches). Site well screened from outside given surrounding uses. Overall, this site has been assessed as having a positive effect on this Objective	++
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located in the centre of the village, it is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. The site is in proximity to Blythe Bridge High School and Sixth Form. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (TR001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	The site is within 400m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop and train station. Overall, this site has been assessed as having a positive effect on this Objective.	++
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral impact on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	That part of the site located within a flood zone 2 and 3 area has been excluded, but there may be some remaining flood risk. The	--/?

SA Objective	Assessment Criteria - Does the site (TR001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to an increase in water demand within the District. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,000m from Barlaston and Rough Close Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site as a whole contains a fairly diverse mosaic of wet grassland, riparian habitat, unmanaged semi-improved grassland and pockets of willow scrub, adjacent to a large pond, which could potentially support populations of amphibians, reptiles, raptors, owls, ground nesting birds and foraging bats. It is also deemed that the site could potentially qualify as an SBI for its potential floral diversity. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as non-agricultural land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 600m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 3,000m of Barlaston and Rough Close Common (LNR). Given the location of the site, it is considered that there could be no effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, since new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches however the opportunities for direct economic benefits would be limited. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of an existing area of employment within the village or District which could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site has the potential to bring forward a minimum of 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. The development of this approx 1ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However, there is scope that the site could be designated SBI land which would have a significant negative effect and there may be some remaining flood risk which is also likely to have a negative effect.			

Table 12.279

TR002: Land at 459 Uttoxeter Road, Blythe Bridge (BB087)

SA Objective	Assessment Criteria - Does the site (TR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. Storage building adjacent to SW (SMD/2014/0342) approved as dwelling. Some other dwellings further west on Uttoxeter Road. But site large enough to accommodate buffers as necessary, including from road (and also amenity internally between pitches). Site is well screened from roadside. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop and 1,000m of a train station. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (TR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral impact on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a negative effect on this objective, although the exact effects are uncertain.	-/?
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,500m from Barlaston and Rough Close Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site consists of a working yard and its associated buildings with 76% of the site being hard standing. The remaining habitats present on site are particularly common in the UK and have low biodiversity value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/?
11. To safeguard the best and most versatile agricultural land; improve soil	• Help safeguard the best and most versatile agricultural land?	As noted, this site has been assessed as being on previously developed land so development of this site would not result in the	+

SA Objective	Assessment Criteria - Does the site (TR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	loss of best and most versatile land. Overall, this site has been assessed as having a positive effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 50m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and its setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 3,500m of Barlaston and Rough Close Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, since new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches however the opportunities for direct economic benefits would be limited. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the village or District would could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site has the potential to bring forward a minimum of 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as is the use of a plot currently given to hard-standing. The development of this approx 0.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However, the site's proximity to historic assets is likely to have a negative effect.			

Table 12.280

TR003: Chandni Cottage / Roadhouse cafe, Draycott Road, Blythe Bridge

SA Objective	Assessment Criteria - Does the site (TR003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (TR003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.1ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity, although careful layout and design would need to be considered due to small site size. Site is adjacent to car repairs garage. Nearest dwelling approx 50m to east. Other dwellings to west are further away. Small site, limited opportunity to accommodate buffers, including from busy A521. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is around 1km of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1km of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	The site has the potential to bring forward approximately 6 pitches and contribute towards meeting the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1km of the village centre of Blythe Bridge and Forsbrook which should reduce the need to travel. Similarly, the site is within 500m of a bus stop and 1,500m of a train station. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral impact on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a negative effect on this objective, although the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (TR003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 3,500m from Barlaston and Rough Close Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The site is considered to have low biodiversity value. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on previously developed land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Use of this site may entail loss of a two storey building. Overall, this site has been assessed as having a negative effect on this Objective.	-
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 200m of one grade II listed asset. Dependent on proposal specific information, there is low risk that development of this site could lead to the deterioration of historical heritage assets or their settings. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/?
14. To protect and enhance the character and appearance of the landscape including historic landscape	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would be more than 3,500m of Barlaston and Rough Close Common (LNR). Given the location of the site, it is considered that	0

SA Objective	Assessment Criteria - Does the site (TR003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
and other natural assets and resources.	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	impacts on landscape character could be avoided. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver approximately 6 pitches and with good access to the village centre of Blythe Bridge and Forsbrook has scope to have a positive effect on the vitality and viability of Blythe Bridge and Forsbrook and the wider District, since new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver approximately 6 pitches however the opportunities for direct economic benefits would be limited. The site includes a cafe / restaurant, the loss of which may displace an existing business. Overall, this site has been assessed as having a negative effect on this Objective.	-
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1km of existing areas of employment within the village or District would could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (TR003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site has the potential to bring forward approximately 6 pitches and make a contribution towards meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as is the use of a previously developed plot, although it may entail the loss of an existing building. The development of this approx 0.1ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. However the potential displacement of a business and the site's proximity to historic assets are likely to have negative effects.			

Table 12.281

TR004: Disused premises north of Knights of Cheadle / south of A T Moss, off the Green / Dilhorne Road, Cheadle (CH020)

SA Objective	Assessment Criteria - Does the site (TR004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is mixed brownfield and greenfield and is largely surrounded by development on all four sides. The site is considered large enough to accommodate buffering in design layout, including internally between pitches, and from the main road to the south. It is not generally visible from the road and includes established foliage, in particular between dwellings on the west (Brookhouse Road) and along the eastern side. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward 6 - 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Cheadle and in proximity to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective	+

SA Objective	Assessment Criteria - Does the site (TR004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself has one building that is deemed to have potential to support roosting bats, noxious weeds and a range of 'brownfield' habitats albeit fairly species poor in terms of floral diversity. However the fairly large size of the site and the potential to support protected species warrants it being attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on brownfield and greenfield land. However, the land has also been assessed as grade 4 ALC land so development of this site would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (TR004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Use of the site may entail the loss of a building. Overall, this site has been assessed as having a negative effect on this Objective.	-
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is circa 600m away from a grade II historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver 6 - 8 pitches and with good access to the town centre of Cheadle has scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver 6 - 8 pitches however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 6 - 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect, as is the site's proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could its location away from historic assets. The development of this approx 0.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However, the site is partly within a flood zone which is likely to have a significant negative effect. The potential ecological value of the site is also likely to have a negative effect.			

Table 12.282

TR005: Checkley Rose Cottage

SA Objective	Assessment Criteria - Does the site (TR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this approx 0.08ha site is not considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. There are a number of dwellings within 50m of the site. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (TR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site lies approx 650m from First School/playing fields (Checkley); 500m from Primary School (Upper Tean, via rights of way); another is about 1km (Upper Tean). Village Halls within 500m - 650m. Medical centre and shops in Upper Tean approx 2270m away. Further facilities and shops in Cheadle centre under 6km away. Churches/chapels at Fole/Lower Tean/Checkley/Upper Tean; pubs at Checkley/Lower Tean/Upper Tean. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 2km from a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward 3 pitches and contribute towards meeting the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1km of a town or village centre which should reduce the need to travel. The site is on the 32 bus route (Hanley - Uttoxeter), with an hourly or better service and a bus stop is within 500m of the site. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is within 1km of the town/ village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	The site is not in current agricultural use so development for residential pitches is not expected to result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches would not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of any heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Proposal specific information is required to assess any impact on landscape character. Overall, this site has been assessed as having a neutral effect on this Objective, although the exact effects are uncertain.	0/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (TR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver approximately 3 pitches and with good access to a town / village centre has scope to have a positive effect on the vitality of the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver 3 pitches however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1km of existing areas of employment within the District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 3 pitches and contribute to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could its location away from historic assets. However the development of this approx 0.08ha site is not considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity and this is likely to have a significant negative effect.			

Table 12.283

TR006: Cresswell former Railway Station

SA Objective	Assessment Criteria - Does the site (TR006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion?	The development of this approx 0.25ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However the site runs	+

SA Objective	Assessment Criteria - Does the site (TR006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	adjacent to the regularly used Stoke to Derby railway line and careful consideration would be required regarding the achievement of British Noise Standards and whether any on site sound attenuation measures would be required. Overall, this site has been assessed as having a positive effect on this Objective.	
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site lies close to bus stops along route 12 (Fulford - Longton - Stone), with less than an hourly service. There is a Business Park around 100m to the south; a pub 80m to north; a church under 300m to the east; a cricket club under 300m north; leisure centre / playing fields under 700m north. Draycott Village Hall (and church) are under 1200m north. There are a range of shops, and facilities in Blythe Bridge centre under 3.2km away. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 2km from a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward 6 - 8 pitches and contribute towards meeting the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is around 3km of a town or village centre which should have a limited role in helping to reduce the need to travel. The site is on bus route 12 (Fulford - Longton - Stone), with less than an hourly service. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is within 3km of the town/ village centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/?
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	There are no known biodiversity constraints. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i

SA Objective	Assessment Criteria - Does the site (TR006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?		
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site is not in current agricultural use so development for pitches is not expected to result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches would not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	There is a listed church cemetery within around 150m to the east of the site. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	Proposal specific information is required to assess any impact on landscape character. Overall, this site has been assessed as having a neutral effect on this Objective, although the exact effects are uncertain.	0/i

SA Objective	Assessment Criteria - Does the site (TR006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver 6 - 8 pitches and with access to a town / village centre has scope to have a positive effect on the vitality of the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver 6 - 8 pitches however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 100m of existing areas of employment within the District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (TR006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site has the potential to bring forward 6 - 8 pitches (although this may be reduced following consideration of set off distances from the railway line and roads) and contribute to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. Similarly, the site's accessibility to services and facilities, and in particular to areas of existing employment, is likely to have a positive effect. The development of this approx 0.25ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity however as the site runs adjacent to the regularly used Stoke to Derby railway line, on-site sound attenuation measures may be required. The site's proximity to historic assets is likely to have a negative effect.			

Table 12.284

TR007: Fole Dairy, Uttoxeter Road, Fole

SA Objective	Assessment Criteria - Does the site (TR007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 2ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. Some existing housing is located within 20-30m of the boundary to the north of the site, however the site is well screened. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is adjacent to a Chapel. Further churches are at Checkley / Lower Tean /Upper Tean. First School / playing fields are under 1.5km to the west in Checkley; primary schools are in Upper Tean approx 3.9 - 4.4km away (via public rights of way). The village centre of Upper Tean with shops and facilities is also within around 4km. There are pubs at Checkley and Lower Tean. The site sits on the 32 bus route (Hanley - Uttoxeter), with an hourly or better service. There are bus stops near the site. In addition there are a range of shops and facilities in Uttoxeter centre within 6km. Overall,	-

SA Objective	Assessment Criteria - Does the site (TR007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		this site has been assessed as having a negative effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 2km from a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is around 4km of a town or village centre which should have a limited role in helping to reduce the need to travel. The site is on the 32 bus route (Hanley - Uttoxeter), with an hourly or better service. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is on a bus route and this may help to reduce the need to travel by car. Overall, this site has been assessed as having a neutral effect on this Objective	0

SA Objective	Assessment Criteria - Does the site (TR007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The southern edge of the site is in flood zone 3 and is likely to be affected to some degree by flood risk. Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	--/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints however there is potential for bird nesting on site and for the existing building to support roosting bats. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site is an established "industrial" dairy premises in countryside consisting of largely hard standed areas within premises. Since the site is not in current agricultural use, development for pitches is not expected to result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	Development of the site for pitches would not enable any re-use of existing buildings. However, there is scope that development	0

SA Objective	Assessment Criteria - Does the site (TR007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	There are listed buildings across the road, to the north and east; however the site is heavily screened. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Proposal specific information is required to assess any impact on landscape character. Overall, this site has been assessed as having a neutral effect on this Objective, although the exact effects are uncertain.	0/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town / village centre has scope to have a positive effect on the vitality of the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 2km from existing areas of employment within the District and, as such, would not provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The site has the potential to bring forward a minimum of 8 pitches meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect. The development of this approx 2ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However the southern edge of the site is in flood zone 3 and the site is likely to be affected to some degree by flood risk, this is likely to have a significant negative effect. Similarly the site's inaccessibility to services and facilities, including areas of existing employment, is also likely to have a negative effect, as is the site's proximity to historic assets.			

Table 12.285

TR008: Farm buildings / land west of 75 Uttoxeter Road , Blythe Bridge

SA Objective	Assessment Criteria - Does the site (TR008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this approx 0.7ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. Given the scale of site, it is considered large enough to accommodate buffering in design layout, including internally between pitches, and from the main road to the south. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is across the road from local shops. The Meir Park retail area is within 900m; Blythe Bridge centre with shops and facilities including a library is within1.3km. A primary school is 800m to the south-east; a high school with sixth form, a library and two further primary schools are within 2km to the east. Blythe Bridge railway station and a medical centre are within 1km. The site is within 500m of a bus stop. Bus service 6A between Blythe Bridge, Longton and Hanley passes the site every 20 minutes. Additional journeys on route 31 operate past the site every 2 hours between Cheadle, Blythe Bridge, Longton and Hanley. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 1km of a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 1km of a town or village centre which may help to reduce the need to travel. Bus service	+

SA Objective	Assessment Criteria - Does the site (TR008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
of transport and reduce the number of journeys made by car.	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	6A between Blythe Bridge, Longton and Hanley passes the site every 20 minutes. Overall, this site has been assessed as having a positive effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is on a bus route and this may help to reduce the need to travel by car. Overall, this site has been assessed as having a neutral effect on this Objective	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i

SA Objective	Assessment Criteria - Does the site (TR008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	Whilst this site has been assessed as being greenfield, the land has also been assessed as non-agricultural land so development for pitches is not expected to result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches would not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a greenfield site within the Green Belt and further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i

SA Objective	Assessment Criteria - Does the site (TR008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town / village centre has scope to have a positive effect on the vitality of the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is around 1km from existing areas of employment within the District and, as such, could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site has the potential to bring forward a minimum of 8 pitches meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect. The development of this approx 0.7ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The accessibility of the site to services and facilities, including areas of existing employment and public transport is likely to have a positive effect. However the location of this greenfield site within the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.286

TR009: Crown Inn premises, Tean Road, Mobberley, Cheadle

SA Objective	Assessment Criteria - Does the site (TR009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.16ha site is not considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is within 1.3km of two minimarkets, a pub, sports fields, and vets at Cheadle. An industrial estate is immediately adjacent to the site. Two pubs are within 1km on the approach to Upper Tean and a village hall and church are within 1.4km at Freehay. Cheadle centre has a range of facilities, including hospital, medical centre, primary / secondary / sixth form schools all within 2.4km. Upper Tean centre with shops, a medical centre, playing fields is within 1.8km. Two further primary schools are within 2.3km at Upper Tean. The site is on the 32 bus route (Hanley - Uttoxeter), with an hourly service or better; a bus stop is within 500m of the site. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 2km of a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i

SA Objective	Assessment Criteria - Does the site (TR009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward 3 -4 pitches and contribute to meeting the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 2km of a town or village centre which may help to reduce the need to travel. The site is on the 32 bus route (Hanley - Uttoxeter), with an hourly service or better. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is on a bus route and this may help to reduce the need to travel by car. Overall, this site has been assessed as having a neutral effect on this Objective	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i

SA Objective	Assessment Criteria - Does the site (TR009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints however the existing building may support roosting bats and / or breeding birds. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site is a pub and hard standed parking so development for pitches is not expected to result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches would not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and	Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i

SA Objective	Assessment Criteria - Does the site (TR009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Proposal specific information is required to assess any impact on landscape character. Overall, this site has been assessed as having a neutral effect on this Objective, although the exact effects are uncertain.	0/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver 3 - 4 pitches and with access to a town / village centre has scope to have a positive effect on the vitality of the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver 3 - 4 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is adjacent to an industrial estate that could provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (TR009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site has the potential to bring forward 3 - 4 pitches, making a contribution to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The accessibility of the site to services and facilities, including areas of existing employment and public transport is likely to have a positive effect. However the development of this approx 0.16ha site is not considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity.			

Table 12.287

TR010: Waggon and Horses Pub premises, Leek Road, Kingsley Moor

SA Objective	Assessment Criteria - Does the site (TR010)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.2ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a neutral effect on this Objective.	0
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is adjacent to a petrol station (shop) and furniture shop. There are a range of facilities including a hospital and medical centre in Cheadle centre within 5km. Cheadle also offers primary / secondary / sixth form schools and playing fields. In addition there is a primary school with playing fields and a village hall in Kingsley within 3km. Werrington High School, and some facilities at Cellarhead are within 4km; Werrington centre is within 5.5km. The site is on the 32 bus route (Hanley - Uttoxeter) with an hourly service or better. A bus stop is within 500m of the site. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (TR010)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 5km of a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward 6 - 8 pitches and contribute to meeting the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 5km of a town or village centre which may limit the contribution it can make to reducing the need to travel. The site is on the 32 bus route (Hanley - Uttoxeter), with an hourly service or better. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is on a bus route and this may help to reduce the need to travel by car. Overall, this site has been assessed as having a neutral effect on this Objective	0

SA Objective	Assessment Criteria - Does the site (TR010)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints however the existing building may support roosting bats and / or breeding birds. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	The site is brownfield, mostly comprising hard standing with a single two-storey building so development for pitches is not expected to result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development	0

SA Objective	Assessment Criteria - Does the site (TR010)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a brownfield site within the Green Belt and further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver 6 - 8 pitches but lacks good access to a town / village centre, however there is some scope to have a positive effect on the vitality of the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR010)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver 6 - 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 2km from existing areas of employment within the District and, as such, would not provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 6 - 8 pitches, making a contribution to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.2ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However the location of this brownfield site within the Green Belt requires further assessment to identify any impact on landscape character. Similarly the site's inaccessibility to services and facilities, including areas of existing employment, is also likely to have a negative effect.			

Table 12.288

TR011: Land adjacent "Rocklands", 92 Draycott Road, Upper Tean

SA Objective	Assessment Criteria - Does the site (TR011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this approx 1.2ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (TR011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is within 1km of a village centre to the east with a range of facilities including shops, pubs, medical centre, village hall, petrol station and a recreation ground. Two primary schools and a church are within 1.5km. Cheadle centre and Blythe Bridge centre are both within 4.5km. There are no direct bus routes along this stretch of Draycott Road - however the 32 bus route (Hanley - Uttoxeter) passes through Upper Tean, with an hourly service or better; and Draycott village to the west is on the 12 bus route (Fulford - Longton -Stone, with less than an hourly service. Overall, this site has been assessed as having a neutral to negative effect on this Objective.	0/-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 1km of a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted previously, the site is within 1km of a town or village centre which may help to reduce the need to travel. However	-

SA Objective	Assessment Criteria - Does the site (TR011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
of transport and reduce the number of journeys made by car.	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	there are no direct bus routes along this stretch of Draycott Road - although the 32 bus route (Hanley - Uttoxeter) passes through Upper Tean, with an hourly service or better. Overall, this site has been assessed as having a negative effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is on a bus route and this may help to reduce the need to travel by car. Overall, this site has been assessed as having a neutral effect on this Objective	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	A small area at the northern boundary of the site is in flood zone 3 and the site is likely to be affected to some degree by flood risk. Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	--/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i

SA Objective	Assessment Criteria - Does the site (TR011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development for pitches is not expected to result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Proposal specific information is required to assess any impact on landscape character. Overall, this site has been assessed as having a neutral effect on this Objective, although the exact effects are uncertain.	0/i

SA Objective	Assessment Criteria - Does the site (TR011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and being within reasonable proximity (1km) to a town / village centre, has scope to have a positive effect on the vitality of the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 2km from existing areas of employment within the District and, as such, would not provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The site has the potential to bring forward a minimum of 8 pitches, meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect. The development of this approx 1.2ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. Whilst the site is within 1km of a village centre with some facilities and this is considered to have a positive effect, a lack of access to public transport and the site's inaccessibility to areas of existing employment are likely to have a negative effect. A small area at the northern boundary of the site is in flood zone 3 and the site is likely to be affected to some degree by flood risk, this is likely to have a significant negative effect.			

Table 12.289

TR012: Parcel opposite Richmoorhill Farm, Kingsley Road, Cellarhead

SA Objective	Assessment Criteria - Does the site (TR012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.7ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is large enough to allow for separation between pitches. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is within 2km of a secondary school at Werrington and within 3km of a Primary school and recreation ground at Wetley Rocks. Werrington centre (including a library, medical centre, village hall, shops and primary school) is within 4km. The major employer JCB is within 5km at Cheadle. The site is on the 32 bus route (Hanley - Uttoxeter), with an hourly or better service. There is a bus stop within 500m of the site. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 3km of a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i

SA Objective	Assessment Criteria - Does the site (TR012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 4km of a town or village centre which may have a limited role in helping to reduce the need to travel. The site is on the 32 bus route (Hanley - Uttoxeter), with an hourly or better service. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is on a bus route and this may help to reduce the need to travel by car. Overall, this site has been assessed as having a neutral effect on this Objective	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i

SA Objective	Assessment Criteria - Does the site (TR012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints however southern areas of the site are heavily wooded. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site has been assessed as being on greenfield land. However, the land has also been assessed as grade 4 ALC land so development for pitches is not expected to result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. There is a mining history on the site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and	The site is within 100m of a listed Barn. Although dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this heritage asset. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i

SA Objective	Assessment Criteria - Does the site (TR012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a greenfield site within the Green Belt and further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town / village centre, has scope to have a positive effect on the vitality of the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 2km from existing areas of employment within the District and, as such, would not provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (TR012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site has the potential to bring forward a minimum of 8 pitches, meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a significant positive effect. The development of this approx 0.7ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However the site's inaccessibility to services and facilities, including areas of existing employment is likely to have a negative effect. The site's proximity to heritage assets and the presence of mature trees are also likely to have a negative effect. In addition, the location of this greenfield site within the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.290

TR013: Mobberley Works - northern area, Tean Road, Cheadle

SA Objective	Assessment Criteria - Does the site (TR013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However the presence of mature trees and the industrial estate to the south may limit the developable area. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is within 2km of Upper Tean centre where there are shops, a medical centre and playing fields. It is also within 2.4km of Cheadle centre with its range of facilities including a hospital, medical centre, and primary / secondary / sixth form schools. There are also two minimarkets, a pub, sports fields and vets within 1300m. An industrial estate is immediately adjacent to the site. The site is on the 32 bus route (Hanley - Uttoxeter) with an hourly service or better. There is a bus stop within 500m of the site. Overall, this site has been assessed as having a neutral to negative effect on this Objective.	0/-

SA Objective	Assessment Criteria - Does the site (TR013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 2km of a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward 6 - 8 pitches making a contribution to meeting the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 2km of a town or village centre which may help to reduce the need to travel. The site is on the 32 bus route (Hanley - Uttoxeter), with an hourly or better service. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is on a bus route and this may help to reduce the need to travel by car. Overall, this site has been assessed as having a neutral effect on this Objective	0

SA Objective	Assessment Criteria - Does the site (TR013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	A small part to the west of the site is in Flood Zone 3 and the site is likely to be affected to some degree by flood risk. Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	--/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints however areas of the site are heavily wooded. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site has been assessed as being on greenfield land. However, it is considered that the site is used as overflow parking for the industrial units to the south, so development for pitches is not expected to result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development	0

SA Objective	Assessment Criteria - Does the site (TR013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	could use sustainable materials. There is a mining history on the site. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a greenfield site within the Green Belt and further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver 6 - 8 pitches and with access to a town / village centre, has scope to have a positive effect on the vitality of the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver 6 - 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is adjacent to an existing area of employment within the District and, as such, would provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 6 - 8 pitches, contributing towards meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site's accessibility to an area of existing employment is likely to have a positive effect. However part of the site to the west is within flood zone 3 and the site is likely to be affected to some degree by flood risk and this is likely to have a significant negative effect. Also the site's inaccessibility to services and facilities is likely to have a negative effect, as is the presence of mature trees. In addition, the location of this greenfield site within the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.291

TR014: Field west of "Bank View", Draycott Road, Upper Tean

SA Objective	Assessment Criteria - Does the site (TR014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure?	The development of this approx 0.7ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is large enough to allow for separation between pitches. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is within 1.5km of a village centre with a range of facilities including shops, pubs, medical centre, village hall, petrol station and recreation ground. Cheadle centre is within 5km and Blythe Bridge centre within 4.5km. However there are no direct bus routes along this stretch of Draycott Road. Overall, this site has been assessed as having a negative effect on this Objective.	0/-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 2km of a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward 6 - 8 pitches making a contribution to meeting the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1.5km of a village centre which may help to reduce the need to travel. However there are no direct bus routes along this stretch of Draycott Road. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (TR014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is not on a bus route and this may lead to an increase in the need to travel by car. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints however the eastern boundary of the site includes mature trees. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	This site has been assessed as being on greenfield land. The site is also considered to be classified as Grade 3 Agricultural Land and so further work is necessary to determine whether development for pitches may result in the loss of best and most	--/i

SA Objective	Assessment Criteria - Does the site (TR014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	versatile agricultural land. Overall, this site has been assessed as having a potentially significant negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a greenfield site in open countryside with potential for visual intrusion. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (TR014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver 6 - 8 pitches and with limited access to a town / village centre, has little scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a neutral effect on this Objective.	0
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver 6 - 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 2km from an existing area of employment within the District and, as such, would not provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 6 - 8 pitches, contributing towards meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.7ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. However the site's inaccessibility to services and facilities (including to areas of existing employment) and isolation from the public transport network is likely to have a negative effect. In addition, the location of this greenfield site within an area considered to be classified as Grade 3 Agricultural Land and where development may lead to prominent intrusion into the countryside, requires further assessment to identify any impact on landscape character and the loss of best and most versatile agricultual land.			

Table 12.292

TR015: Parcel north of Quabbs Lane, off Forsbrook - Cheadle Road

SA Objective	Assessment Criteria - Does the site (TR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (TR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.2ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity, particularly if the number of pitches delivered is reduced accordingly. Overall, this site has been assessed as having a neutral effect on this Objective.	0
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is within 1km of Forsbrook centre with shops, a church, pubs and open space. Blythe Bridge centre is within 2km with shops, a library and primary and secondary schools. Blythe Bridge railway station is within 2km. The site is within 5 km of Cheadle centre with its shops, hospital, medical centre, community centre and primary / secondary / 6th form schools. Bus route 31 (Hanley - Blythe Bridge - Forsbrook - Cheadle - Leek) runs a limited number of weekday services. The nearest bus stops are in Forsbrook and Boundary. More bus routes (such as the more frequent Service 6A between Blythe Bridge, Longton and Hanley) pass through Blythe Bridge centre. Overall, this site has been assessed as having a neutral to negative effect on this Objective.	0/-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 5km of a GP surgery. Overall, this site has been assessed as having a negative effect on this Objective.	-
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	The site has the potential to bring forward around 6 pitches making a contribution to meeting the identified housing needs of the Gypsy	+

SA Objective	Assessment Criteria - Does the site (TR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1km of a village centre with limited services and facilities which may help to reduce the need to travel. However the site is relatively isolated from the public transport network. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is not on a bus route and this may lead to an increase in the need to travel by car. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i

SA Objective	Assessment Criteria - Does the site (TR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site has been assessed as being on a mix of greenfield and brownfield land. The site is also considered to be partially classified as Grade 4 Agricultural Land and so development for pitches is not expected to result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	There are some small garages on site (and storage). Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	This is a greenfield site in the Green Belt. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i

SA Objective	Assessment Criteria - Does the site (TR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver around 6 pitches and with limited access to a town / village centre, has little scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a neutral effect on this Objective.	0
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver around 6 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 2km from an existing area of employment within the District and, as such, would not provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (TR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site has the potential to bring forward around 6 pitches, contributing towards meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.2ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity, particularly if the number of pitches delivered is managed accordingly. However the site's inaccessibility to services and facilities (including to areas of existing employment) and isolation from the public transport network is likely to have a negative effect. In addition, the location of this mixed greenfield / brownfield site in the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.293

TR016: Former Timber Yard off Draycott Cross Road, Cheadle

SA Objective	Assessment Criteria - Does the site (TR016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.3ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is within 3km of Cheadle town centre with its shops, hospital, library, medical centre and primary / secondary / 6th form schools. The site is around 1km from bus route 31 with a less than hourly service. A more regular bus route (32) passes through Cheadle town centre. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (TR016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 3km of a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward 6 - 8 pitches making a contribution to meeting the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is relatively distant from Cheadle (within 3km of the town centre) and relatively isolated from the public transport network. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is relatively distant from a town or village centre and not on a bus route and this may lead to an increase in the need to travel by car. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (TR016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints. A Biodiversity Alert Site is within 100m to the south. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site has been assessed as being previously developed land (former timber yard) and so development for pitches is not expected to result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation?	There are buildings on site. Development of the site for pitches may not enable any re-use of existing buildings. However, there	0

SA Objective	Assessment Criteria - Does the site (TR016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a brownfield site in the Green Belt. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver around 6 pitches and with limited access to a town / village centre, has little scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	Development for pitches would lead to the loss of employment land. The site could deliver 6 - 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a negative effect on this Objective.	-
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 100m of an existing area of employment within the District and, as such, would provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 6 - 8 pitches, contributing towards meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.3ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is close to an area of existing employment and its development is not expected to result in the loss of best and most versatile agricultural land, and these are likely to have positive effects. However the site's inaccessibility to services and facilities and isolation from the public transport network are likely to have a significant negative effect. Development for pitches would lead to the loss of employment land and this is also likely to have a negative effect. In addition, the location of this brownfield site in the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.294

12.7 Gypsy and Traveller sites TR017-TR033

TR017: Land north west of 113 Leek Road, Cheadle

SA Objective	Assessment Criteria - Does the site (TR017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.8ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a significant positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Site about 1km from edge of town centre (shops, medical centre, library etc within 1- 1.4km); hospital approx 1.6km from site. A number of schools (primary/secondary/6th form) within 750 - 2300m south. Rec ground under 1km east. No bus route passes site, but numerous bus services are available from town centre, including frequent Hanley-Uttoxeter (via Kingsley) no. 32 route; and less frequent routes to Stoke, Leek (via Froghall, via Cauldon) etc. Nearest bus stop 700m south. Within 500m to JCB factory on A522. Overall, this site has been assessed as having a positive effect on this Objective as it is in close proximity to a employment source,school and recreation ground with access to bus services.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 1.5km of a GP surgery. Overall, this	0

SA Objective	Assessment Criteria - Does the site (TR017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	site has been assessed as having a neutral effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1km - 1.4 of Cheadle town with the nearest bus stop being approximately 700m from the site. Overall, this site has been assessed as having a negative effect on this Objective.	0/-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (TR017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This agricultural site has been assessed as greenfield and is considered to have an ALC classification of 3 so development for pitches could result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic	Although dependent on proposal specific information, there is little scope that development of this site could lead to the	0

SA Objective	Assessment Criteria - Does the site (TR017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
heritage and archaeological assets along with their settings.	heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	deterioration or enhancement of heritage assets and/or their settings. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? ● Deliver development that maximises re-use of brownfield land? ● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a greenfield site in the Green Belt. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? ● Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	● Deliver development that helps to safeguard shops and services in existing centres? ● Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver around 8 pitches and with reasonable access to a town centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	● Help provide a balanced portfolio of employment land in sustainable locations? ● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	● Help meet the employment needs of local people? ● Help increase economic activity levels?	The site is within 500m of the JCB factory on the A522 and as such, would provide readily accessible employment opportunities	+

SA Objective	Assessment Criteria - Does the site (TR017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?	for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.8ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is reasonably close to Cheadle facilities and an area of existing employment and this is likely to have a positive effect. However the site's development could result in the loss of best and most versatile agricultural land and this is likely to result in a negative effect. In addition, the location of this greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.295

TR018: "The Ark", agricultural building and land off Cheadle Road, Boundary

SA Objective	Assessment Criteria - Does the site (TR018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.4ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil	Cheadle town centre approx 2.8 - 3.2km east (shops, library, hospital, medical centre). A number of primary/secondary/6th form schools all within 2.9 - 3.8km east. Forsbrook 'centre'	0/-

SA Objective	Assessment Criteria - Does the site (TR018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	(shops, pubs, chapel) within 1.9km west/ Blythe Bridge centre (shops, schools, library etc) within 2.9km. Dilhorne Rec Ground 1.5km NW. Site lies on no. 31 bus route (Hanley - Meir - Blythe Bridge - Forsbrook -Cheadle - Ipstones - Leek) runs a limited number of services M-F. Numerous bus services are available from town centre, including frequent Hanley-Uttoxeter (via Kingsley) no. 32 route; and less frequent routes to Stoke, Leek (via Froghall, via Cauldon) etc. Bus stops outside site. Overall, this site has been assessed as having a negative effect on this Objective, as it is some distance from facilities and services with a bus stop outside the site.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 2.8km 3.2km of Cheadle and a medical centre. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward 6 - 8 pitches and help to meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport?	As noted previously, the site is within 2.8 - 3.2km of Cheadle town centre. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (TR018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?		
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i

SA Objective	Assessment Criteria - Does the site (TR018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site has been assessed as greenfield and is considered to have an ALC classification of 4 so development for pitches may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	There is a modern agricultural building on site. Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration or enhancement of a heritage asset ans/or it's setting. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a greenfield site in the Green Belt. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i

SA Objective	Assessment Criteria - Does the site (TR018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 3km of a town centre and as such, would not provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a neutral effect on this Objective.	0
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.4ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is some distance from Cheadle town centre although there are public transport links this is assesses as a negative impact. However the site's development could result in the loss of best and most versatile agricultural land and this is likely to result in a negative effect. In addition, the location of this greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.296

TR019: Land at ARB Treecare, A521 / Draycott Cross Road, Cheadle

SA Objective	Assessment Criteria - Does the site (TR019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 2.5ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Site approx 1.280 - 1.58km from town centre (shops, hospital, library etc). Approx 2.08km from Cheadle medical centre; 1.5km from nearest school/playing fields (a number of primary/secondary/6th form schools within 1.5 - 2.4km).Site lies on no. 31 bus route (Hanley - Meir - Blythe Bridge - Forsbrook -Cheadle - Ipstones - Leek) runs a limited number of services M-F. Numerous bus services are available from town centre, including frequent Hanley-Uttoxeter (via Kingsley) no. 32 route; and less frequent routes to Stoke, Leek (via Froghall, via Cauldon) etc. Bus stop near site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 2.1km of a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches meeting the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 2km of Cheadle town centre and has a limited access to bus services. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	The eastern portion of the site is in flood zone 2 / 3 and is likely to be affected to some degree by flood risk. Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this.	--/i

SA Objective	Assessment Criteria - Does the site (TR019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site has been assessed as mixed greenfield / brownfield and is considered to have an ALC classification of 4 so development for pitches may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	There is a two storey, possibly commercial unit on site. Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration or enhancement of a heritage asset and/or it's setting. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i

SA Objective	Assessment Criteria - Does the site (TR019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a largely greenfield site in the Green Belt. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 2km of a town centre and as such, would provide limited accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a neutral effect on this Objective.	0
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (TR019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site has the potential to bring forward a minimum of 8 pitches, meeting the identified housing needs of the Gypsy and Traveller communities, and this is considered to have a positive effect. The development of this approx 2.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. There are no known biodiversity or heritage constraints (although there are some mature trees on site) and this is also considered to have a positive effect. However the eastern portion of the site is in flood zone 2 / 3 and the site is likely to be affected to some degree by flood risk, this is likely to have a significant negative effect. In addition, the location of this largely greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.297

TR020: Land between "Serendipity" and Bank House Farm, Leek Road, nr Weston Coyney

SA Objective	Assessment Criteria - Does the site (TR020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.4ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Weston Coyney centre 3.2 - 3.9km to S (infants/junior/primary schools, shops, church, pub). Meir centre has wider range of shops and facilities including medical centre and supermarkets, 1.4 - 1.8km further S. Werrington centre (primary school/ medical centre/shops/library) around 3.2km NW (Werrington High School and some other commercial premises at Cellarhead) within 1.6km N. Wetley Rocks centre (primary school/shop/church/pub) within 3.2km N. Shukers Farm shop and sports pitches around 1km SW. The A520 is not served by a bus route at all in between	0

SA Objective	Assessment Criteria - Does the site (TR020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		Cellarhead and Weston Coyney. However the frequent Hanley-Kingsley-Cheadle-Uttoxeter no. 32 route passes the Cellarhead crossroads under 400m N; there also appears to be a regular service in between Cellarhead and Wetley Rocks onto Leek. There are bus stops at this crossroads. There also numerous services through Meir. Overall, this site has been assessed as having a neutral effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is over 1.2km of a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and help to meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (TR020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 300m of a woodland Site of Biological Importance. There are no known biodiversity constraints. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	This site has been assessed as greenfield and is considered to have an ALC classification of 4 so development for pitches may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (TR020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration or enhancement of a heritage asset and /or it's setting. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a greenfield site in the Green Belt. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (TR020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver 6 - 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is approximately within 2km of a local centre and as such, would provide limited accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a neutral effect on this Objective.	0
Summary of overall assessment and likely significant effects: The site has the potential to bring forward a minimum of 8 pitches and contribute to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.4ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. There are no known biodiversity or heritage constraints and this is also considered to have a positive effect, although the site is within 300m of a woodland Site of Biological Importance and further work is needed to identify any potential impacts and mitigation measures. In addition, the location of this greenfield site in the Green Belt requires further assessment to identify any impact on landscape character. The site within 1km of some services and facilities with a regular bus service and this has been assessed as a neutral impact.			

Table 12.298

TR021: Land south of Draycott Cross Road industrial estate / north of Commonside Nurseries, Cheadle

SA Objective	Assessment Criteria - Does the site (TR021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (TR021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.7ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Site approx 2- 2.4 km from town centre (shops, hospital, library etc). Approx 2.5km from Cheadle medical centre; and a number of primary/secondary/6th form schools/playing fields within 2.2km-3.1km. Site approx 900m from less than hourly bus route no. 31; and a more regular bus route no. 32 (Hanley/Kingsley/Cheadle/Uttoxeter) passes through town centre, alongside less frequent routes to Stoke, Leek (via Froghall, via Cauldon) etc. Nearest bus stop 900+m away. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is over 1.2km of a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	The site has the potential to bring forward 6 - 8 pitches and help to meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 2km -2.4km of Cheadle town centre and is within 1000m of a bus service. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i

SA Objective	Assessment Criteria - Does the site (TR021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site has a number of mature trees and is within 100m of a Biodiversity Alert Site. Whilst there are no known biodiversity constraints, any impact on the BAS will need to be understood. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site has been assessed as greenfield and is considered to have an ALC classification of 4 so development for pitches may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration or enhancement of a heritage asset and/or it's setting. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	This is a greenfield site in the Green Belt. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i

SA Objective	Assessment Criteria - Does the site (TR021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver 6 - 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is adjacent to an industrial estate and as such, would provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 6 - 8 pitches and contribute to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.7ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is close to an area of existing employment opportunity and this is also considered to have a positive effect. There are no known biodiversity or heritage constraints, although the site has a			

SA Objective	Assessment Criteria - Does the site (TR021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
number of mature trees and is within 100m of a Biodiversity Alert Site, so further work is needed to identify any potential impacts and mitigation measures. The site's inaccessibility to services and facilities including public transport, is likely to result in a significant negative effect. In addition, the location of this greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.299

TR022: Between Hands Farm and "The Mount" Petrol Station, off Leek Road, Cellarhead

SA Objective	Assessment Criteria - Does the site (TR022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.5ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Weston Coyney centre 4.2 - 4.9km to S (infants/junior/primary schools, shops, church, pub). Meir centre has wider range of shops and facilities including medical centre and supermarkets, 1.4 - 1.8km further S. Werrington centre (primary school/ medical centre/shops/library) around 2.4km NW (Werrington High School and some other commercial premises at Cellarhead) within 800m N. Adjacent petrol station and its shop. Wetley Rocks centre (primary school/shop/church/pub) within 2.3km N. Shukers Farm shop/sports pitches around 1.9km SW.	+/0

SA Objective	Assessment Criteria - Does the site (TR022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		The A520 is not served by a bus route at all in between Cellarhead and Weston Coyney. However the frequent Hanley-Kingsley-Cheadle-Uttoxeter no. 32 route passes the Cellarhead crossroads under 400m N; there also appears to be a regular service in between Cellarhead and Wetley Rocks onto Leek. There are bus stops at this crossroads. There also numerous services through Meir. Overall, this site has been assessed as having a positive/neutral effect on this Objective as it is close to a bus stop and commercial premises at Cellarhead.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is over 1.2km of a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and help to meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is close to bus services. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land?	This site has been assessed as greenfield and is considered to have an ALC classification of 4 so development for pitches may not result in the loss of best and most versatile agricultural land.	-

SA Objective	Assessment Criteria - Does the site (TR022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	Overall, this site has been assessed as having a neutral effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a greenfield site in the Green Belt. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 3km of a town centre and there are bus services and as such, would provide limited accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a neutral effect on this Objective.	0
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 6 - 8 pitches and contribute to meeting the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.5ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. There are no known biodiversity or heritage constraints and this is also considered to have a neutral effect. However the site's relative inaccessibility to services and facilities, including areas of existing employment opportunities is likely to result in a negative effect. In addition, the location of this greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.300

TR023: Land at Anzio Camp, Buxton Road, Blackshaw Moor

SA Objective	Assessment Criteria - Does the site (TR023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (TR023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 1.25ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Parcels are approx 720 - 920m from centre of smaller village Blackshaw Moor to N, which contains a pub/hotel, and primary school (playing fields). Smaller village Meerbrook (pub,village hall, church) approx 3.4km W. NE of Leek (Haregate area) is 2-2.3km S (supermarkets, shops, First-/High-/Special- schools, community centre, pubs, rec grounds are all within 3.5km); the town centre is within 3.2 - 4.3km (further shops, schools, supermarkets, medical centres, churches, bus station etc). One bus route (X15 Leek - Buxton) passes site but less than hourly service. No service to Meerbrook. Bus stops at Blackshaw Moor. Overall, this site has been assessed as having a positive effect on this Objective as it is just under 1000m from the Blackshaw Moorbut some distance from larger centres.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is over 1.2km of a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective	0

SA Objective	Assessment Criteria - Does the site (TR023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1000m of Blackshaw Moor centre and bus service . Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has	-/i

SA Objective	Assessment Criteria - Does the site (TR023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	been assessed as having a negative effect on this objective, however the exact effects are uncertain.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is adjacent to an SBI and further assessment is required to identify any effects and potential mitigation measures. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site is mainly brownfield and not in agricultural use. Overall, this site has been assessed as having a neutral effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The site is a former camp with derelict buildings. Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic	There is a small listed milestone near the A53 entrance. Although dependent on proposal specific	0/i

SA Objective	Assessment Criteria - Does the site (TR023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are unknown.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a neutral effect on this Objective, although the exact effects are uncertain.	0/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is close to Blackshaw Moor and there are bus services to Leek, as such, would provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approximately 1.25ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is close to Blackshaw Moor which has limited services/facilities with services/facilities in Leek being over 3km. There is a bus services. Overall this is considered to have positive impact. The site is adjacent to an SBI and and there is a small listed milestone near the site this is considered to have a negative impact although the exact effects are uncertain.			

Table 12.301

TR024: Land and buildings at the New Inn, Leek Road, Longsdon

SA Objective	Assessment Criteria - Does the site (TR024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.16ha site is considered to be constrained to provide adequate on site facilities for parking, storage, play and residential amenity for the number of pitches required in the Preferred Options consultation. Especially given the trees on the site. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to	Site is 600m from Longsdon centre to E (pub, village hall,church); 1.2km from Ladderedge country park; 2.5km from Barnfields	+

SA Objective	Assessment Criteria - Does the site (TR024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
social exclusion by improving access to jobs, services and facilities.	their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	industrial estate; 2.9km from Morrisons/BM Homestore; 3.6km to St Edward's/Broad St crossroads (centre contains shops, schools, supermarkets, bus station, community hall, medical centres,college etc). 2.8km from 'The Village' (petrol station, pub) to W; Endon centre about 4km W (shops, medical centre, church, village hall, Primary and High schools, pub); Hanley centre around 15km. Regular bus routes (such as no. 18 Hanley - Leek around 3 buses/hour) along A53; can connect to other bus routes at Leek bus station (eg to Cheadle-Uttoxeter). Other less frequent bus routes also from Leek to other parts of the District. Bus stops adjacent to site. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is over 1.2km of a GP surgery. Overall, this site has been assessed as having a neutral effect on this Objective	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward some pitches and help to meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is in close proximity to a bus stop with links to services and facilities. It has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are some trees and buildings on site with the potential to support nesting birds. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i
11. To safeguard the best and most versatile agricultural land; improve soil	• Help safeguard the best and most versatile agricultural land?	This site has been assessed as greenfield and is considered to have an ALC classification of 4 so development for pitches may	-

SA Objective	Assessment Criteria - Does the site (TR024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
and land resources; and protect and enhance geological resources.	• Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	There are listed buildings close to the site. Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a brownfield site in the Green Belt. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is close to employment opportunities and has bus services to the wider area as such, would provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: This is a small site with existing trees which may not be able to provide a total of 8 pitches this is a negative impact. It is close to services/facilities and a bus stop and this is a positive impact. There trees on the site and some buildings with a potential to support nesting birds this is considered to be a negative impact. . The site's development could result in the loss of best and most versatile agricultural land and this is likely to result in a negative effect. In addition, the location of this site in the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.302

TR025 Land at Northern Countryside Works Depot Salters Lane Werrington

SA Objective	Assessment Criteria - Does the site (TR025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.43ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is within 620m of the centre of Werrington which has a range of services including shops, medical centre Village Hall, library and Primary School. The recreation grounds are slightly further from the site. A High School and further shops and pubs lie within 2.3km within the village. There are regular bus routes along Ash Bank Road (no. 16 Hanley-Werrington_Leek and no. 32 Hanley-Cheadle_Uttoexter) and less frequent routes to the other parts of the District. The bus stops are in Werrington town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. The site is within 640m of a GP surgery. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (TR025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and help to meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 640m of the village centre of Werrington as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 1000m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (TR025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The site is not within flood zone 3. Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints, however it is a mixed greenfield/brownfield site with some buildings and could provide opportunities for roosting bats/owls or nesting birds. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site has been assessed as a mixed brownfiled/greenfield site and is not in agricultural use so development for pitches may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic	Although dependent on proposal specific information, there is little scope that development of this site could lead to the	0/i

SA Objective	Assessment Criteria - Does the site (TR025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
heritage and archaeological assets along with their settings.	heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? ● Deliver development that maximises re-use of brownfield land? ● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a mixed brownfield/greenfield site in the Green Belt. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? ● Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	● Deliver development that helps to safeguard shops and services in existing centres? ● Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	● Help provide a balanced portfolio of employment land in sustainable locations? ● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	● Help meet the employment needs of local people? ● Help increase economic activity levels?	The site is within 620m of a village centre and as such, would have access to some employment opportunities for prospective	+

SA Objective	Assessment Criteria - Does the site (TR025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?	residents. Overall, this site has been assessed as having a positive effect on this Objective.	
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.4ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. It is in close proximity to Werrington centre which has a range of services/facilities access to bus services which is a positive impact There are no known heritage or biodiversity constraints and but some of the buildings on the site may have potential to support nesting birds the impact on these is therefore neutral although the exact impact is unknown. The site is a mix of brownfield and greenfield and is not in agricultural use. It is in the Green Belt and would not lead to a loss of agricultural land. The location of this site in the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.303

TR026 Land at Kniveden Hall Mount Road Leek

SA Objective	Assessment Criteria - Does the site (TR026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 2.58ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a significant positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to	The site is within 1100-2200m of the town centre with it's shops, supermarkets, medical centres, community halls, bus station,	+

SA Objective	Assessment Criteria - Does the site (TR026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
social exclusion by improving access to jobs, services and facilities.	their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	schools and churches etc. It is under 750m from Moorlands Hospital (on foot via rights of way). Springfield Road schools and Asda supermarket are approximately 1100m and there are playing fields within 200m. Frequent no. 18 bus service (to Hanley) passes through Springfield Road; less frequent routes (eg to Buxton and Ashbourne) along those roads.Other bus routes at Leek bus station (eg frequent Cheadle-Uttoxeter); and less frequent bus routes also from Leek to other parts of the District. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the playing fields and open countryside and help to support healthy lifestyles. The site is within 750m of Moorlands Hospital and 1100-2200 of the town centre. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and help to meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1100-2200m of the town centre of Leek which should reduce the need to travel. Similarly, the site is within 1000m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (TR026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.e.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The site is not within flood zone 3. Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are known biodiversity constraints, the site is a mix of woodland,amenity grassland and a number of trees with bat potential. However It is isolated from the wider countryside with little connectivity. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	This site is not in agricultural use so development for pitches may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Proposal specific information is required is required to identify any impact on landscape character. Overall, this site has been assessed as having a neutral effect on this Objective, although the exact effects are uncertain.	0/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (TR026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver minimum of 8 pitches and with access to a town centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth.	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is on the edge of Leek within within 750m from Moorlands Hospital and 1100-2200m of a town centre and as such, would provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The is a large site which has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approximately 2.584ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. It is in close proximity to Leek which has a range of services/facilities employment access to bus services which is a positive impact. There are known biodiversity constraints which have a negative impact although the exact effect is uncertain. The site is brownfield and is not in agricultural use and would not lead to a loss of agricultural land.			

Table 12.304

TR027 Land/buildings of former Meadows Special School, Tunstead Road Knypersley

SA Objective	Assessment Criteria - Does the site (TR027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (TR027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.46ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is between 650m and 1200m of the main shopping/commercial areas of the town, with a range a facilities/services. A first school,a high school and a church are located within 350m. Industrial areas are within 1600m. Playing fields are adjacent to the site and also within 600m. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the playing fields and open countryside and help to support healthy lifestyles. The site is within 650m and 1200m of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and help to meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 650m and 1200m of the town centre which should reduce the need to travel. There are continuous pavements to the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The site is not within flood zone 3. Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are TPOs adjacent to the site. The site comprises derelict buildings, hardstanding, amenity grassland and ornamental planting, it contains trees and species poor hedges. It has connectivity to woodlands and arable grassland via hedgerows. It has a low potential habitat for species apart from birds it can provide a potential breeding habitat for birds including those of conservation concern. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site is not in agricultural use so development for pitches may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	There are four listed buildings within 10m -90m of the site. Although dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a previously developed site. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a neutral effect on this Objective, although the exact effects are uncertain.	0/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (TR027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a local centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is between 650m and 1200m of a local centre of a town centre and as such, would provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.4ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. It is in close proximity to Biddulph centre which has a range of services/facilities employment access to bus services which is a positive impact. It has some biodiversity potential although the exact effects are uncertain. There are also listed buildings close to the site both of which lead to a negative impact.			

Table 12.305

TR028 Land adjacent (west off) Draycott Moor College, Draycott Old Road, Draycott in the Moors

SA Objective	Assessment Criteria - Does the site (TR028)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (TR028)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.19ha site is considered insufficient to provide for adequate on site facilities for parking, storage, play and residential amenity for the number of pitches required in the Preferred Options consultation. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is adjacent to Draycott College and playing field. Medical centre, village hall and playing field are within 1.5km-1.6km. Blythe Bridge centre with shops, High School/6th Form and facilities is under 2km. There are 2 primary schools within 2.2km and Blythe Bridge railway station is approximately 2.4km.Forsbrook village centre is about 1.6km W (shops,chapel, pubs). Bus stop for regular 6A Hanley/Longton/Meir/Blythe Bridge route is about 1.56m (less frequent Fulford - Longton - Stone route 12 also stops here). There also a number of bus stops along the Uttoxeter Rd at Draycott. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is adjacent to playing fields and countryside and is within 1.5km -1.6km of a Medical Centre. The location of this site should provide residents with good access to the playing fields and open countryside and help to support healthy lifestyles. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	The site has the potential to bring forward some but not all the pitches and help to meet the identified housing needs of the Gypsy	+

SA Objective	Assessment Criteria - Does the site (TR028)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1.5km-1.6km of village centres of Blythe Bridge and Forsbrook and a bus route and 2.4km from Blythe Bridge train station. There are almost continuous pavements along Uttoxeter Rd (on at least one side of road) between Blythe Bridge Draycott/Upper Tean/Fole; and to north to Freehay and Cheadle.Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	The site is not within flood zone 3. Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i

SA Objective	Assessment Criteria - Does the site (TR028)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints, site is poor semi improved grassland. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site is not in agricultural use so development for pitches may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i

SA Objective	Assessment Criteria - Does the site (TR028)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This site is part of the disused used Special School which is in the Green Belt. Further assessment is required to identify any impact on landscape character. It is relatively well related to the existing adjacent development. Overall, this site has been assessed as having a neutral effect on this Objective, although the exact effects are uncertain.	0/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver pitches and with access to a village centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 1.5km-1.6km of local centres and as such, would not provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative/neutral effect on this Objective.	-/0
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (TR028)...?	Commentary on likely nature of effects of site allocation	Overall assessment
This is a small site which has the potential to bring forward some pitches but not all the pitches required to meet the identified needs of the Gypsy and Traveller communities and this is considered to have a negative effect. It is approximately 1.5km form Blythe Bridge which has a range of services/facilities employment access to bus services which is a neutral impact. There are no known biodiversity or heritage constraints, and the site are not in agricultural use would not lead to a loss of agricultural land.			

Table 12.306

TR029 Land between 11 Whiston Eaves Lane and children's play area Whiston

SA Objective	Assessment Criteria - Does the site (TR029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.81ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	There are some facilities in Whiston. There is a play area and village hall immediately adjacent to the site. Churches and Whiston Hall and accommodation/ golf course on edges of village (within 600m). There is also a petrol station and pub in village which has been approved for other uses. However most services and facilities are some distance from the site. Froghall village around 2km distance with a pub and industrial works. Oakamoor is within 3.4km with facilities (shop, pubs, village hall, church). Kingsley Holt is within 3.7km (church,pub,rec ground) Kingsley is within a similar distance (village hall, primary school, playing fields, pub, shop).	0

SA Objective	Assessment Criteria - Does the site (TR029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		There is an infrequent bus route (no 31) serving Whiston via A52. Overall, this site has been assessed as having a neutral effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside which would help to support healthy lifestyles however it is distant from healthcare facilities. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and help to meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, there are some services in Whiston and some in the nearby settlements overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The site is not within flood zone 3. Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints, the site is species poor semi improved grassland/hedgerows with scattered trees with fairly good connections to the wider countryside. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	This site has been assessed as greenfield and is considered to have an ALC classification of 4 so development for pitches may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (TR029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a greenfield site. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (TR029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a village centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver 6 - 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is close to some employment opportunities and has bus services to the wider area as such, would provide limited accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a neutral effect on this Objective.	0
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.8ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The are some services/facilities in Whiston with a larger range of services/facilities in the nearby centres at Froghall, Oakamoor and Kingsley between 2-3.7km. Access to employment nearby is limited. There is a limited bus service. Overall this has been assessed as having a neutral impact. There are no known biodiversity constraints			

Table 12.307

TR030 Land east of Leek High School Playing fields off Mount Road Leek

SA Objective	Assessment Criteria - Does the site (TR030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (TR030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 3.13ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a significant positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is adjacent to playing fields and under 750m from Moorlands Hospital. Springfield Road schools (First School/High School/Special School) and Asda supermarket are approximately 1100m The town centre is within 1100m-2200m with a range of shops, supermarkets, medical centres, community halls, bus station, further schools, churches etc). There is a frequent no. 18 bus service to Hanley which passes through Springfield Road; a less frequent routes (eg to Buxton and Ashbourne) along those roads. Other bus routes at Leek bus station (eg frequent Cheadle-Uttoxeter); and less frequent bus routes also from Leek to other parts of the District. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the playing fields and open countryside and help to support healthy lifestyles. The site is within 750m of Moorlands Hospital and 1100-2200 of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	The site has the potential to bring forward 6 - 8 pitches and help to meet the identified housing needs of the Gypsy and Traveller	+

SA Objective	Assessment Criteria - Does the site (TR030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	communities. Overall, this site has been assessed as having a positive effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1100-2200m of the town centre of Leek which should reduce the need to travel. Similarly, the site is within 1000m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The site is not within flood zone 3. Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i

SA Objective	Assessment Criteria - Does the site (TR030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints,the site may support ground nesting birds. It is species poor semi improved grassland, broadleaved woodland and marshy grassland. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site is agricultural land grade 4 and so may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	Further assessment is required to identify any impact on landscape character. The site is outside the built up area of the town in an area of countryside. Overall, this site has been	-/i

SA Objective	Assessment Criteria - Does the site (TR030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	assessed as having a negative effect on this Objective, although the exact effects are uncertain.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver 6 - 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is on the edge of Leek with pubic transport links and within 750m of Moorlands Hospital and 1100-2200m of a town centre and as such, would provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (TR030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
This is a large site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 3.1ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is relatively close to Leek with a range of services /facilities access to public transport and employment opportunities and this is assessed as a positive impact. There are no known heritage or biodiversity constraints.			

Table 12.308

TR031 Ladderedge SCC Depot, Ladderedge Leek

SA Objective	Assessment Criteria - Does the site (TR031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 1.01ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment,	The site is adjacent to Country Park and golf course adjacent. Barnfields industrial estate is within 500m; Morrisons/B&M Homestore/petrol station and the Wallbridge precint shops are within approximately 1km; Leek town centre with a range of shops, supermarkets, bus station, community hall, churches, medical centres, college is within 1.45km-2.6km. Schools (first-, primary, middle, high- and special- within 0.9km - 3.5km. There are regular bus routes (such as no. 18 Hanley - Leek around 3 buses/hour) along A53; connections to other bus routes at Leek bus station (eg to Cheadle-Uttoxeter).	+

SA Objective	Assessment Criteria - Does the site (TR031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	shopping and other key services and facilities.	Other less frequent bus routes also from Leek to other parts of the District. Bus stops adjacent to site. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the playing fields and open countryside and help to support healthy lifestyles. The site is within 1km of the town centre which has GP surgeries. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring a minimum of 8 pitches and help to meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	The site is 500m from Barnfields industrial estate, 1km from Morrsons/B & M Homestore/petrol station and 1.45km-2.6km of Leek town centre. There is a regular and frequent bus service along the A53 with bus stops close to the site. There are continuous pavements to Leek centre and to Longson along the A53, more intermittent between Longson and Endon. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (TR031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The site is partially within flood zone 3 but. Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints, however the site is adjacent to a County Park and Caldon Canal, it is 15% planted broadleaved woodland. It is unlikely that the site would support protected species but great crested newts have been recorded adjacent to the site. The edge of the site may have some ecological value. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i

SA Objective	Assessment Criteria - Does the site (TR031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This site is previously developed and is not in agricultural use so development for pitches may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a brownfield site within the built up area. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	0/i

SA Objective	Assessment Criteria - Does the site (TR031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a town centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of an industrial estate1km of a town centre and as such, would provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 1ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is relatively close to Leek with a range of services /facilities access to public transport and employment opportunities and this is assessed as a positive impact. There are no known heritage or biodiversity constraints on the site but it is next to the Country Park which has biodiversity value.			

Table 12.309

TR032 Land off Brooklands Way, Leekbrook

SA Objective	Assessment Criteria - Does the site (TR032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 8.13ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a significant positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is approximately 3.1-4km from Leek town centre which has a range of shops and facilities. The Barnfields industrial area and supermarket are within 3.3km on foot, schools are 2.4km-5.2km. Cheddleton which is within 3.4km-3.7km has a some facilities (shops, first school,village hall, pubs, churches and playing fields). There is an infrequent bus service around Leekbrook - the circular 116, the 16 route Leek-Cheddleton_Werrington -Hanley passes through Leekbrook but the stop is approximately 1930m distant. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. However the site is more than 1200m from a GPs surgery. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i

SA Objective	Assessment Criteria - Does the site (TR032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring a minimum of 8 pitches and help to meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is distant the nearest settlements - Leek and Cheddleton - with limited public transport. Overall, this site has been assessed as having a positive effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i

SA Objective	Assessment Criteria - Does the site (TR032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is of ecological importance. Most of the site falls within the Twinney Wood and Grassland County level Site of Biological Importance. The parts of the site outside this area are wooded and may also have some ecological value. It is connected to a scrub/broadleaved woodland mosaic and stream/associated riparian habitat. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This is a greenfield and is not in agricultural use so development for pitches may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i

SA Objective	Assessment Criteria - Does the site (TR032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a greenfield site. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a village centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 5km of a town centre and as such, would not provide readily accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (TR032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
This is a large site which has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 8.13ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is some distance from to Leek/Cheddleton and services/facilities and employment opportunities, there is a bus but not in close proximity to the site. This is considered to have a negative impact. It has biodiversity importance most of it being within a SBI. In addition, the location of this greenfield site requires further assessment to identify any impact on landscape character.			

Table 12.310

TR033 Triangular field by Old Quarry Works Uttoxeter Road Blythe Bridge

SA Objective	Assessment Criteria - Does the site (TR033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this approx 0.44ha site is considered sufficient to provide for adequate on site facilities for parking, storage, play and residential amenity. Overall, this site has been assessed as having a significant positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Bus services from Blythe Bridge to Longton & Hanley bus stop 500m from site.Services to Fulford Stallington & Longton bus stop 700m. Blythe Bridge close by within approx 650m village hall medical centre & playing fields. Approx 1km distance is shops library & schools. Railway station 1.4km Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (TR033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the playing fields and open countryside and help to support healthy lifestyles. The site is within 650m of a medical centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information, consequently this site has been assessed as having an uncertain effect on this Objective.	i
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	The site has the potential to bring forward a minimum of 8 pitches and help to meet the identified housing needs of the Gypsy and Traveller communities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is close to Blythe Bridge and public transport links which should reduce the need to travel by car. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives. However the site is close Blythe Bridge, it does have access to the public transport network, and this may help to avoid an increase in the need to travel by car. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The site is not within flood zone 3. Use of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective, however the exact effects are uncertain.	-/i
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	There are no known biodiversity constraints, Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	This is greenfield site in the Green Belt may not result in the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Development of the site for pitches may not enable any re-use of existing buildings. However, there is scope that development could use sustainable materials. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	Although dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of the setting of heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/i
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	This is a greenfield site in the Green Belt. Further assessment is required to identify any impact on landscape character. Overall, this site has been assessed as having a negative effect on this Objective, although the exact effects are uncertain.	-/i
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the wider district. However, the increased population of the District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The site could deliver a minimum of 8 pitches and with access to a village centre, has scope for a positive effect on the vitality of the wider District resulting from new residents being expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The site could deliver a minimum of 8 pitches, however the opportunities for direct economic benefits would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (TR033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is close to employment opportunities and has bus/train services to the wider area as such, would provide accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site has the potential to bring forward 8 pitches and meet the identified housing needs of the Gypsy and Traveller communities and this is considered to have a positive effect. The development of this approx 0.44ha site is considered large enough to provide for adequate on site facilities for parking, storage, play and residential amenity. The site is close to Blythe Bridge which has a range of services/facilities including a train station. This is considered to have a positive impact. There are no known biodiversity constraints. . In addition, the location of this greenfield site in the Green Belt requires further assessment to identify any impact on landscape character.			

Table 12.311

12.8 Additional site appraisals July 2017

12.8.1 Leek

ADD09 (Leekbrook) for employment use

SA Objective	Assessment Criteria - Does the site (ADD09)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this greenfield site could be expected to have an effect on the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Leekbrook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide employees with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Leekbrook does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could	+

SA Objective	Assessment Criteria - Does the site (ADD09)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 400m of the village centre of Leekbrook as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant neutral effect on this objective.	0

SA Objective	Assessment Criteria - Does the site (ADD09)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m of Combes Valley SSSI, the nearest designated asset, and, as such, is considered to have a potential effect on this asset. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain. Further ecological study should be undertaken.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been indicated on Natural England's predictive map of Best and Most Versatile land as having a "Moderate" (20 - 60% area bmv) of being predictive BMV land so development of this site may result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and	The site is within 400m from one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (ADD09)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 1,000m from Combes Valley SSSI and could increase external pressures on this site. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed employment use of this site provides scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of an employment site close to the village centre has the scope to have a positive effect on the vitality and viability of Leekbrook and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed employment use of the site could be considered to have a positive effect on businesses and the residents of Leekbrook as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is close to areas of proposed and existing local employment provision as well as new employment provision generated by this site. Overall, this site has been assessed as having a significant positive effect on this objective.	++

SA Objective	Assessment Criteria - Does the site (ADD09)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Summary of overall assessment and likely significant effects: The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. The site's accessibility to open space is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, potentially BMV land, is assessed as being a negative effect, as could the site's proximity to historic assets.			

Table 12.312

LE154 Adams Foods

SA Objective	Assessment Criteria - Does the site (LE154)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	As the site is located on the edge of the town centre of Leek it could be considered that the redevelopment of this previously developed site could make a positive contribution to the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the edge of town centre location of this site, it can be considered that the site would be in relatively proximity to a wide range of key services and facilities. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LE154)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site is within 800m of a GP surgery and a number of areas of open space within the town. The residential development of this should also have a positive effect on health, as would the nearby open space area to the east of the site. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 60 dwellings and could contribute to meeting the housing need of the District. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	The town centre location of this site means that it is within 500m of a number of bus stops as well as a range of other services and facilities. It could be considered that The site could have a positive effect on walking and cycling given the proximity of open space to the site. Overall, the site has been assessed as having a positive effect on this objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (LE154)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 500m away from Brough Park Fields (LNR) and, as such, is considered to have no effect on this asset. There are areas of mature woodland in the west of the site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (LE154)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of one grade II listed asset. It is considered that the development of this site might affect the setting of this asset. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	Given the proposed employment use of this site and its location, there is scope that the site could support opportunities for investment in culture and tourism and should have a positive effect on the local economy. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (LE154)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed loss of an employment site within the town centre has the scope to have a negative effect on the vitality and viability of Leek and the wider District. Overall, this site has been assessed as having a negative effect on this objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site and the proposed loss of employment use of the site could be considered to have a negative effect on businesses and the residents of Leek. Overall, this has been assessed as having a significant negative effect on this Objective.	--
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	Development of the site for residential use would result in the loss of an area of potential employment within the town. Overall, this site has been assessed as having a negative effect on this Objective.	-
Summary of overall assessment and likely significant effects: The proposed delivery of circa 60 dwellings is considered to have a significant positive effect, as is avoidance of the loss of best and most versatile agricultural land and the edge of town centre location. However, the site's proximity to historic assets and mature woodland is likely to have a negative effect, as is the loss of potential employment use.			

Table 12.313

LE138 Land at Macclesfield Road

SA Objective	Assessment Criteria - Does the site(LE138)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site(LE138)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is outside the current settlement boundary of Leek. The development of this site, a greenfield site that is not well related to the existing town could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is 500 metres by road from the existing town boundary with the Cricket Club separating the two. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is in excess of 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development could include aspects of good design which could help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE138)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of the registered area of this site, it is considered that the site could accommodate circa 25 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is further than 1,200m of the town centre of Leek, which could be expected to increase the need to travel within the town. However, it is adjacent to the open countryside. Similarly, the site is on the A523 which has a number of bus stops and services serving it. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Similarly, the site is more than 1,200m of the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site(LE138)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? ● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? ● Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is approx 1,200m from Brough Park Fields (LNR) and Back Hills and Abbey Woods SBI, the nearest designated assets, and as such, it is considered that development could have no effect on these assets. The site is agricultural grassland with trees along the road frontage - ecological assessment will be required. New housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on European sites. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Help safeguard the best and most versatile agricultural land? ● Deliver development that helps to minimise the loss of greenfield land? ● Offer opportunities to reduce land contamination / instability? ● Deliver development that helps reduce the amount of derelict land? ● Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. Similarly, the land is indicated on the predictive map of Best and Most Versatile agricultural land as within an area where over 60% of the land is likely to be BMV, so development of this site could result in the loss of best and most versatile land. The site is within a mineral safeguarding area. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	● Offer opportunities to reduce waste generation? ● Offer opportunities to maximise the re-use of existing buildings? ● Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site could not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns	The site is within 500m of a grade II listed asset - a boundary stone. Dependent on proposal specific information, there is little scope that development of this site could lead to the deterioration of this heritage asset or its setting. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/?

SA Objective	Assessment Criteria - Does the site(LE138)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Further assessment is required. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/?
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration although its location adjacent to the open countryside could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Leek and the wider District, however the Leek town centre is not easily accessible from the site which may reduce the effect on this objective. Overall, this has been assessed as having a neutral effect on this Objective.	0
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this could be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels?	The site is over 1,000m to existing areas of employment within the town or District and, as such, could fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site(LE138)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?		
Summary of overall assessment and likely significant effects: The proposed delivery of circa 25 dwellings is considered to have a significant positive effect, location outside flood zones 2 or 3 is also likely to lead to positive effects. However, the development of greenfield land indicated on the predictive map of Best and Most Versatile agricultural land as within an area where over 60% of the land is likely to be BMV, could have a significant negative effect. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment. New housing development in Leek could increase recreational pressure and air pollution effects (from increased road traffic) potentially resulting in impact on European sites. Further assessment is required to identify potential for ecological or landscape impacts.			

Table 12.314

12.8.2 Biddulph

Part of BD143 Land between Brook Street and BVW (Victoria Colliery)

SA Objective	Assessment Criteria - Does the site (Victoria Colliery)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located outside of the existing town boundary. The development of greenfield land within the open countryside could reduce the quality of the Green Infrastructure of the Town. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south west edge of Biddulph. The site is more than 1,000m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site's location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 1,000m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (Victoria Colliery)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA assessment this site might accommodate up to 100 dwellings depending on the site boundary. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted, the site is more than 1,000m from the town centre of Biddulph and a GP surgery this could be expected to increase the need to travel. However, the site is near to the open country side and an area of open space and a number of bus stops. Similarly, the development of this site may lead to the provision of additional public transport services. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is more than 1,000m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (Victoria Colliery)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. However it is considered that surface water may be an issue on site that would need to be addressed via FRA. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a neutral effect on this objective.	0
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,500m from Whitfield Valley (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. Ecological assessment is required. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been indicated on Natural England's predictive map of Best and Most Versatile land as having a "Moderate" (20 - 60% area bmv) of being predictive BMV land so development of this site may result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic	The site is more than 400m away from any heritage asset, the nearest asset is grade II* listed Knypersley Hall which is circa 1000m to the	+/?

SA Objective	Assessment Criteria - Does the site (Victoria Colliery)...?	Commentary on likely nature of effects of site allocation	Overall assessment
heritage and archaeological assets along with their settings.	heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	north east of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this heritage asset. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The potential residential use of this site provides limited scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	+
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels?	The site is within 500m of local employment provision and, as such, would provide sufficient accessible employment opportunities for	+

SA Objective	Assessment Criteria - Does the site (Victoria Colliery)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Improve physical accessibility to jobs? • Support higher income levels for local residents?	prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	
Summary of overall assessment and likely significant effects: The proposed delivery of circa 100 dwellings should have a significant positive effect. The site is also accessible to areas of employment which is likely to have a positive effect. However, the greenfield nature of this site and its location outside of the settlement boundary, coupled with its potential ecological value and relationship to the Biddulph Valley Way could have a negative effect.			

Table 12.315

Land at BD116 (Land west of Biddulph Valley Way)

SA Objective	Assessment Criteria - Does the site (Land at BD116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located outside the settlement boundary. The development of this greenfield site could reduce the quality of Green Infrastructure of the Town. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage	Given the location of this site in relation to the town centre (within 800m) it can be considered that the site would be in proximity to a wide range of key services and facilities. For example, the site is in proximity to Biddulph Valley Leisure Centre and Kingsfield First	+

SA Objective	Assessment Criteria - Does the site (Land at BD116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	/ civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	● Help improve health or access to health facilities? ● Help promote healthy lifestyles? ● Help to reduce health inequalities? ● Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the nearby open space, the Biddulph Valley Way and countryside which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
4. To minimise opportunities for crime and reduce the fear of crime.	● Deliver development that reduces actual levels of crime? ● Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? ● Offer opportunities to enable people to meet their needs within their existing communities? ● Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 80 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Offer opportunities to minimise impacts on existing traffic congestion? ● Support the use of public transport? ● Support safe walking and cycling? ● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Biddulph and a GP surgery and it is adjacent to the Biddulph Valley Way. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (Land at BD116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. However there may be limited areas of surface water flooding on site currently. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 1,750m from Gannister Quarry SSSI, the nearest designated asset and, as such, is considered to have no effect on these assets. Ecological assessment is required. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	The site has been assessed as being a greenfield, it has also been indicated on Natural England's predictive map of Best and Most Versatile land as having a "Moderate" (20 - 60% area bmv) of being predictive BMV land so development of this site may result in the loss of best and most versatile land. It is considered that the land may	-

SA Objective	Assessment Criteria - Does the site (Land at BD116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	have formerly been used for open cast mining. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The nearest historical asset is circa 500m south east from the site. Given the distance of the site form this asset, there is limited scope that development of this site could lead to the deterioration of the setting of this heritage asset. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. However given the location of the site, it is considered that effects on landscape character would be likely. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (Land at BD116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good potential access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 800m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The site's proximity to services, facilities and existing areas of employment and proposed delivery of circa 80 dwellings should have a significant positive effect. However there is scope that development of this site could have negative effects due to the site's potential ecological value, its contribution to the Biddulph Valley Way and impacts on landscape character.			

Table 12.316

BD011 (Land at rear of Meadowstile Caravan Park)

SA Objective	Assessment Criteria - Does the site (BD011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality?	The site is located outside of the existing town boundary. The development of greenfield land within the open countryside could reduce the quality of the Green Infrastructure of the Town. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BD011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?		
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is located outside of the settlement boundary on the south west edge of Biddulph. The site is more than 1,000m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The site's location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 1,000m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA assessment this site might accommodate up to 100 dwellings depending on the site boundary. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms	• Offer opportunities to minimise impacts on existing traffic congestion?	As noted, the site is more than 1,000m from the town centre of Biddulph and a GP surgery this could be expected to increase the	0

SA Objective	Assessment Criteria - Does the site (BD011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
of transport and reduce the number of journeys made by car.	• Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	need to travel. However, the site is near to the open country side and an area of open space and a number of bus stops. Overall, this site has been assessed as having a neutral effect on this Objective.	
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is more than 1,000m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a neutral effect on this objective.	0
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?	The site is over 2,000m from Whitfield Valley (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. Ecological assessment is required. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (BD011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?		
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been indicated on Natural England's predictive map of Best and Most Versatile land as having a "Moderate" (20 - 60% area bmv) of being predictive BMV land so development of this site may result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is more than 400m away from any heritage asset, the nearest asset is grade II* listed Knypersley Hall which is circa 1000m to the north east of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this heritage asset. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National	-

SA Objective	Assessment Criteria - Does the site (BD011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The potential residential use of this site provides limited scope for the development of this site to have a positive effect on investment in culture and tourism within the town and wider district, however this is dependent on proposal specific information. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	+
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of local employment provision and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 100 dwellings should have a significant positive effect. The site is also accessible to areas of employment which is likely to have a positive effect. However, the greenfield nature of this site and its location outside of the settlement boundary, coupled with its potential ecological value and relationship to the Biddulph Valley Way could have a negative effect.			

Table 12.317

BD138c (Marsh Green Nursery)

SA Objective	Assessment Criteria - Does the site (BD138c)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site borders the settlement boundary of Biddulph but is outside of the boundary. The development of this site, a greenfield site that is set within the open countryside, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	As noted, the site is outside of the settlement boundary of Biddulph. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Biddulph. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery and is close to the Biddulph Valley Way. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help	+

SA Objective	Assessment Criteria - Does the site (BD138c)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 85 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Biddulph and 1,200m of a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. However there are considered to be existing surface water issues on site. The development of this site could lead to an increase in	+

SA Objective	Assessment Criteria - Does the site (BD138c)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 1,000m of Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered that development is likely to have limited effect on this asset. Ecological assessment is required. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on greenfield land. However, the land has also been indicated on Natural England's predictive map of Best and Most Versatile land as being predictive "urban" land so development of this site may not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and	The site is within 700m of one grade II* listed asset, the Church of St. Lawrence and Coffin Lids and Benches and three grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/?

SA Objective	Assessment Criteria - Does the site (BD138c)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site within the important landscape setting to the settlement, it is considered that there would be scope for effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site has scope to have a positive effect on the vitality and viability of Biddulph and the wider District. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 600m of local employment provision and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (BD138c)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 85 dwellings should have a significant positive effect. The site is also accessible to existing services, facilities and areas of employment which is likely to have a positive effect. However, the site's location in the wider countryside and important landscape setting to the settlement are considered to have a significant negative effect.			

Table 12.318

BD104 (Land between Meadows Way and Tunstall Road)

SA Objective	Assessment Criteria - Does the site (BD104)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The site is located within the settlement boundary and the redevelopment of this greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. For example, the site is in proximity to James Bateman Junior High School and Knypersley High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BD104)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to the nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that this site is adjacent to one of the most deprived LSOAs in Staffordshire Moors, Biddulph East, which is in the most deprived 20% in England. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the town centre of Biddulph and a GP surgery and near to the open countryside this should reduce the need to travel within the town. Similarly, the site is located near to a number of bus stops. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However, the site is within 400m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD104)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding however there is some known surface water flooding on site. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is over 2,000m from Roe Park Woods SSSI, the nearest designated asset and, as such, is considered to have no effect on these assets. No site specific ecological study has been undertaken. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	The site has been assessed as being a greenfield site, However, the land has also been indicated on Natural England's predictive map of Best and Most Versatile land as being predictive "urban" land so development of this site may not result in the loss of best and most versatile land.. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BD104)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?		
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	The development of this brownfield and greenfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 400m of seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (BD104)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is within 500m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
Summary of overall assessment and likely significant effects: The site should deliver a quantum of housing, circa 20 dwellings which is likely to have a significant positive effect, as could the location of the site with regard to its proximity to services and facilities and areas of existing employment as well as the positive effect on the landscape. The site is located within the settlement boundary and has good accessibility to health care services and facilities. However, its proximity to heritage assets would have a negative effect.			

Table 12.319

12.8.3 Villages

Blackshaw Moor

OC050 Anzio Camp

SA Objective	Assessment Criteria - Does the site (OC050)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a brownfield site that is outside of the proposed infill boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located 1km south of the village, but has insufficient services and facilities to meet the needs of the community. It should be noted that Blackshaw Moor does not have a secondary school. The nearest service centre is Leek, 2 miles to the south. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Blackshaw Moor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (OC050)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on Core Strategy Policy SS6c, it is considered that the site could accommodate some dwellings and extra care facilities. Overall, this site has been assessed as having a positive effect on this Objective.	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within open countryside with no services in close proximity. Overall, this site has been assessed as having a negative effect on this Objective.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?

SA Objective	Assessment Criteria - Does the site (OC050)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 1,250m from Thorncliffe Moor SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The site is adjacent to an SBI to the north east. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on brownfield land and development of this site is not likely result in the loss of best and most versatile land. Overall, this site has been assessed as having a positive effect on this Objective.	+
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	There is scope to enable the re-use of existing buildings or that the development could use sustainable materials or increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic	The site is within 400m of a grade ii listed asset (milepost). Dependent on proposal specific information, there is limited scope	+/?

SA Objective	Assessment Criteria - Does the site (OC050)...?	Commentary on likely nature of effects of site allocation	Overall assessment
heritage and archaeological assets along with their settings.	heritage assets (designated and non-designated assets) along with their settings? ● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	that development of this site could lead to the deterioration of this heritage asset and its setting. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? ● Deliver development that maximises re-use of brownfield land? ● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 1,250m of Thorncliffe Moor SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that effects on landscape character and the setting of the Peak District National Park are likely. Proposal specific information is required to assess the impact on the South West Peak National Character Area. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? ● Offer opportunities to help support tourism and the visitor economy?	A mixed use of this site in line with Core Strategy policy may support investment in culture and tourism. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	● Deliver development that helps to safeguard shops and services in existing centres? ● Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed mixed use development of a site close to the village centre of Blackshaw Moor has scope to have a positive effect on the vitality and viability of Blackshaw Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	● Help provide a balanced portfolio of employment land in sustainable locations? ● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (OC050)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	Mixed use development may support some employment opportunities. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of some housing and extra care units is considered to have a positive effect, as could the site's accessibility to areas of open space and possible contribution to investment in tourism. However the site is inaccessible to services and facilities which is likely to have a significant negative effect, as is the potential impact on landscape character and the setting of the Peak District National Park. Similarly the proximity to an SBI is likely to lead to negative effects.			

Blythe Bridge and Forsbrook

Northern Gateway Opportunity Site (Identified in Core Strategy as Policy SS8 Blythe Bridge Regional Investment Site) - potential mixed use including residential

SA Objective	Assessment Criteria - Does the site (Northern Gateway Opportunity Site)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	SOCIAL		
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	Large scale opportunity site located on greenfield land either side of the A50 to the south of Blythe Bridge and inside the settlement boundary. Development could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-

SA Objective	Assessment Criteria - Does the site (Northern Gateway Opportunity Site)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located on the edge of the village, it is around 1,000m of the village centre and the range of services and facilities that can be found here that could serve prospective residents or users of the site. Depending on site specific proposals, a mixed use scheme might deliver improved access to jobs and services for existing and new residents. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,000m of a GP surgery. There is opportunity for the site to contribute to the development of green infrastructure to support health and well-being. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a neutral effect on this Objective.	0
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on initial masterplan proposals for this site, it is considered that the site could accommodate circa 360 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 1,000m of the village centre of Blythe Bridge and Forsbrook as well as being adjacent to areas of open space. Whilst the site is within 500m of a bus stop and 1,200m of a train station, allocation is not likely to contribute to helping minimise an increase in car journeys. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (Northern Gateway Opportunity Site)...?	Commentary on likely nature of effects of site allocation	Overall assessment
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 1,000m of the village centre and the nearest main service centre is Cheadle 5 miles away. The location of the site is likely to encourage journeys being made by car. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The western boundary of the site is adjacent to a flood zone 2 and 3 area and, as such, it may be considered that the site would need to address risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to an increased is water demand within the District. Overall, this site has been assessed as having a neutral effect on this objective, however the exact effects are uncertain.	0/?
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is more than 4,000m from Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. There are a number of ponds and mature trees on site. Ecological assessment is required. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land?	As noted, this site has been assessed as being on greenfield land. However, the land has also been indicated on Natural England's predictive map of Best and Most Versatile land as having a "High" (over 60% area bmv) of being predictive BMV land so development of	--

SA Objective	Assessment Criteria - Does the site (Northern Gateway Opportunity Site)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	this site may result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	There is one designated heritage asset (Grade II listed) within 500m of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of this heritage asset and its setting.Overall, this site has been assessed as having a neutral effect on this Objective, however the exact effects are uncertain.	0/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be more than 4,000m of Coyney Woods (LNR). Given the location of the site, it is considered that there could be effects on landscape character. The northern part of the site is within the important landscape setting to settlement. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential and mixed use of this site provides scope for investment in culture and tourism within the district and the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (Northern Gateway Opportunity Site)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential and mixed use site with a good strategic location considered to have regional significance has scope to have a positive effect on the vitality and viability of the wider District. Overall, this has been assessed as having a significant positive effect on this Objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure and is considered an excellent employment location for premium uses. Overall, this site has been assessed as having a positive effect on this Objective.	+
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	This is a large site with good access to the strategic road network with opportunity to provide both new homes and employment opportunities, including for premium uses. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects: The proposed delivery of circa 360 dwellings is considered to have a significant positive effect. Similarly, the site's good strategic location (with regional significance) has scope to have a positive effect on the vitality and viability of the wider District and could encourage investment in people, jobs and infrastructure. However, the development of greenfield land, partly within the important landscape setting to the settlement, and indicated on the predictive map of Best and Most Versatile land as an area where more than 60% of the land is likely to be BMV, is assessed as having a significant negative effect, similarly the potential ecological value of the site and the effects on climate change resulting from the likelihood of the location supporting journeys made by car are assessed as negative.			

Table 12.320

Froghall

OC001 Bolton Copperworks

SA Objective	Assessment Criteria - Does the site (OC001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (OC001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this major developed rural site that is outside of the proposed infill boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 500m of the village core of Froghall, but the village has insufficient services and facilities to meet the needs of the community. However a mixed use development is proposed. It should be noted that Froghall does not have a secondary school. The nearest service centre is Cheadle, 4km to the south. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Froghall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?	Based on Core Strategy Policy SS6c, it is considered that the site could accommodate 50 dwellings. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (OC001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	• Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within open countryside with no services in close proximity. Overall, this site has been assessed as having a negative effect on this Objective. Highway improvements and traffic calming measures will be required. It will be important to maximise opportunities to develop green infrastructure.	-
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency? • Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	The masterplan shows development on land in Flood Zones 2 and 3. It also shows a diversion of Black Brook and the breaking out of the brook from its existing culvert. Site remediation and potential ground water contamination need to be addressed. The development could be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a significant negative effect on this objective. There will need to be a creative approach to flood risk potentially locating car parking, employment	--

SA Objective	Assessment Criteria - Does the site (OC001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		and visitor attractions within the flood zones to make most effective use of available land.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is adjacent to Churnet Valley SSSI (including ancient woodland) the nearest designated asset, and potential effects on this asset need to be considered. The site is also adjacent to Harston Hill SBI Froghall Wharf to the north east. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability? • Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	As noted, this site has been assessed as being on brownfield land and development of this site is not likely result in the loss of best and most versatile land. However whilst the scale and nature of contamination on the site resulting from its previous use remains uncertain, it is considered to be a high risk in some areas. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	There is scope to enable the re-use of existing buildings or that the development could use sustainable materials or increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	There is one Grade II Listed Building within the site boundary and an additional five Listed Buildings in the 400m buffer. The Caldon Canal Conservation Area is adjacent to the northern boundary of the site. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these heritage assets and their settings. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (OC001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site is located within the Churnet Valley, a high quality natural environment. There are areas of woodland and tree belts within the site, particularly in the south. Given the location of the site, it is considered that effects on landscape character are likely. Proposal specific information is required to assess the significance of any impact and identify any mitigation measures. Overall, this site has been assessed as having a significant negative effect on this Objective however the exact effects are uncertain.	--/?
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	A mixed use of this site in line with Core Strategy policy may support investment in culture and tourism. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed mixed use development of a site close to the village centre of Froghall has scope to have a positive effect on the vitality and viability of the rural economy and the wider District, as new residents and visitors could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure, including through the delivery of new employment, leisure and tourist-related retail and accommodation facilities. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a positive effect on this Objective.	+
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	Mixed use development may support some new employment opportunities. The existing Thomas Bolton operation on site should be safeguarded. Overall, this site has been assessed as having a positive effect on this Objective.	+
Summary of overall assessment and likely significant effects:			

SA Objective	Assessment Criteria - Does the site (OC001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of a mixed use development including the potential for housing, employment, leisure and tourist-related retail and accommodation is considered to have a significant positive effect, as could the site's accessibility to areas of open space and possible contribution to investment in tourism. Re-development of a previously developed site, now under-used, is also considered to have positive effects. However the site is inaccessible to services and facilities which is likely to have a significant negative effect, as is the potential impact on landscape character and heritage assets. Similarly the proximity to a SSSI and SBI and proposals for development on land in Flood Zones 2 and 3 are likely to lead to negative effects.			

Werrington and Cellarhead

WE042 WE043: Land off Tregaron Court/Langton Court

SA Objective	Assessment Criteria - Does the site (WE042/WE043) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	• Make a positive contribution towards community cohesion? • Offer opportunity to improve neighbourhood quality? • Offer opportunity to provide open space and support Green Infrastructure? • Risk unacceptable light and noise pollution? • Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	The site is located within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WE042/WE043) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	• Help improve health or access to health facilities? • Help promote healthy lifestyles? • Help to reduce health inequalities? • Offer opportunities to participate in leisure and recreational activities including access to the countryside?	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	• Deliver development that reduces actual levels of crime? • Deliver development that helps to reduce fear of crime?	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Offer opportunities to provide an appropriate mix of housing to enable all needs to be met? • Offer opportunities to enable people to meet their needs within their existing communities? • Offer opportunities to ensure that people can afford their housing?	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 105 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Offer opportunities to minimise impacts on existing traffic congestion? • Support the use of public transport? • Support safe walking and cycling? • Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?	As noted previously, the site is within 800m of the village centre of Werrington and Cellarhead and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			
7. To minimise contributions to climate change and consider climate change adaptation.	• Offer opportunities to reduce emissions of greenhouse gases, particularly CO_2? • Offer opportunities to increase energy efficiency?	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (WE042/WE043) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Offer opportunities to increase the use of renewable energy? • Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?		
8. To improve air quality.	• Offer opportunities to minimise emissions of airborne pollutants? • Offer opportunities to remove air pollutants (e.g. by trees)?	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	• Deliver development directed towards areas of least flood risk? • Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? • Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Offer opportunities to encourage water efficiency and demand management?	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites? • Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives? • Offer opportunities to help deliver networks of biodiversity and green infrastructure?	The site is within 500m from Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain. Ecological survey is required.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Help safeguard the best and most versatile agricultural land? • Deliver development that helps to minimise the loss of greenfield land? • Offer opportunities to reduce land contamination / instability?	As noted, this site has been assessed as being on greenfield land. However, the land has also been indicated on Natural England's predictive map of Best and Most Versatile land as having a "moderate" likelihood (20- 60% area bmv) of being predictive BMV land so development of this site may result in the loss of best and most versatile	-

SA Objective	Assessment Criteria - Does the site (WE042/WE043) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
	• Deliver development that helps reduce the amount of derelict land? • Offer opportunities to protect notable geological and geomorphological features?	land. Overall, this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	• Offer opportunities to reduce waste generation? • Offer opportunities to maximise the re-use of existing buildings? • Offer opportunities to increase the use of building materials from sustainable sources?	As per the previous objective, the development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use sustainable materials and increase the demand for local resources. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	The site is within 100m of the grade II listed asset Ash Hall. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Deliver development that maximises re-use of brownfield land? • Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	The site would be within 500m of Wetley Moor SSSI and would increase external pressures on this sites. The site is within the area considered to be important landscape setting to the settlement. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness? • Offer opportunities to help support tourism and the visitor economy?	The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the village and wider district. However, the increased population of both the village and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.	+
ECONOMIC			

SA Objective	Assessment Criteria - Does the site (WE042/WE043) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Deliver development that helps to safeguard shops and services in existing centres? • Deliver development that helps to safeguard and improve the retail, leisure and service provision?	The proposed development of a residential site with good access to the village centre of Werrington and Cellarhead has scope to have a positive effect on the vitality and viability of Werrington and Cellarhead and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Help provide a balanced portfolio of employment land in sustainable locations? • Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site has been assessed as having a neutral effect on this Objective.	0
18. To encourage and support a high and stable level of employment	• Help meet the employment needs of local people? • Help increase economic activity levels? • Improve physical accessibility to jobs? • Support higher income levels for local residents?	The site is over 1,500m from existing areas of employment within the village or District and, as such, would fail to provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
Summary of overall assessment and likely significant effects: The proposed delivery of circa 105 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield land with the potential for loss of best and most versatile agricultural land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 12.321

Appraisal of alternative housing requirement options

13 Appraisal of alternative housing requirement options

13.1 The matrices below set out the likely significant effects on sustainability of the alternative options considered by the Council for a housing requirement. The assessments are based on the methodology proposed and consulted on in the SA Scoping Report and use the SA Framework also developed through consultation as part of the SA Scoping stage.

13.2 As part of the SA appraisal of options, consideration has been given to effects on sustainability over time (in the short, medium and long term) along with any cumulative impacts of implementing each option and possible mitigation measures where appropriate.

13.3 In comparing options with one another, consideration has also been given to the geographical scale of effect, whether any identified effects would be permanent or temporary, reversible or irreversible and the assumptions made, or justification for the assessment recorded.

13.4 Definitions of significance are provided in Section 3 Appraisal Methodology.

Scoring of options

Score	
++	The requirement will have a very positive impact on the sustainability objective
+	The requirement will have a slightly positive impact on the sustainability objective
0	The requirement will have a negligible or neutral impact on the sustainabiity objective. A recorded neutral effect does not necessarily mean that there will be no effect at the project level, but shows that at this strategic level there are no identifiable effects.
-	The requirement will have a slightly negative impact on the sustainability objective
--	The requirement will have a very negative impact on the sustainability objective
i	The outcome could be dependent on implementation, or more detail is required to make an assessment
?	The impact of an issue cannot be predicted at this stage

Table 13.1 Scoring of options

13.5 Different components within an option may generate varying impacts. This is indicated by "/".

Key to Table

- ST: Short term = 0 - 5 years
- MT: Medium term = 5 - 10 years
- LT: Long term = over 10 years

February 2017 Alternatives appraisal

Housing Requirement Option 1

SA Objective	Option 1: 235 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments. This requirement may offer the least opportunity for associated benefits such as new or enhanced community facilities to be delivered as a result of new development.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall housing requirement. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion /	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver the least housing growth of the four options considered and thus the least opportunity to improve accessibility to key services and facilities. Despite this, lower levels of housing growth will enable a focus of growth	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. **Mitigation measures**: Local Plan policies to ensure that new developments are brought forward in sustainable locations.

SA Objective	Option 1: 235 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	belief, sex and sexual orientation? ● Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.				on small urban extensions and small sites within the existing settlement boundary which is likely to help minimise the distance people need to travel.	
3. To improve health and reduce health inequalities.	● Will it improve health or access to health facilities? ● Will it promote healthy lifestyles? ● Will it reduce health inequalities? ● Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	?/-	?/-	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver the least housing growth of the four options considered and thus the least opportunity to improve health infrastructure, including opportunities for walking and cycling. In the long term there could be a deterioration in health through lack of investment in health-care, leisure and physical recreational facilities. There is a balance between loss of countryside as a result of development and provision of improved opportunities to access the countryside as part of new developments.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Investment in new infrastructure keeps pace with growth. More housing growth offers more opportunities to invest in new health-care facilities, including new or improved opportunities for walking and cycling. **Mitigation measures**: Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	● Will it reduce actual levels of crime? ● Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.

SA Objective	Option 1: 235 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Will it provide an appropriate mix of housing to enable all needs to be met? • Will it enable people to meet their needs within their existing communities? • Will it ensure that people can afford their housing?	+	+	+	This option represents the lower end of the recommended OAN range[1] and by meeting the full demographically-assessed need for housing in the District will have a direct, long-term, positive effect on this SA objective. The requirement is expected to enable the delivery of a range of housing types and tenures, making a contribution to meeting community needs. However the impact of this option on the SA objective is less significant than under all other options. This option is likely to make the least contribution to addressing the needs of an ageing population or ensuring that problems of affordability can be satisfactorily addressed, risking adverse outcomes for older people and those who still need to access the housing market.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Household projections suggest a considerable growth in the number of older people. The SHMA[2] identified a critical affordable housing need. Objectively assessed housing need for the District is between 235dpa and 330dpa. This option will meet the objectively assessed housing need of the plan area but fails fully to address affordable housing need, or offer maximum opportunity for investment in meeting the housing needs of older people. **Mitigation measures**: Wider initiatives of the Council should be supported to help deliver additional affordable homes.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Will it minimise impacts on existing traffic congestion? • Will it support the use of public transport? • Will it support safe walking and cycling? • Will it protect and improve access to the natural environment and support Green Infrastructure?	?/+	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this requirement could have a positive effect on minimising the impact of new development on existing traffic congestion and could offer support for the use of sustainable forms of transport through delivering most new development close to town and village centres. The option could support priorities and provisions identified in the SMDC integrated transport strategy [3], including the proposed Local Transport Packages for Leek, Cheadle and Biddulph.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Lower levels of growth are likely to generate fewer new car journeys, resulting in less impact on existing congestion. Lower levels of growth will maximise the proportion of new development delivered close to existing centres, facilitating use of sustainable forms of transport. Higher levels of growth will allow most investment in support for sustainable transport. **Mitigation measures**: Local Plan policies to ensure that developments are brought forward in sustainable locations; support safe walking and cycling and improve access to the natural environment.
ENVIRONMENTAL						

SA Objective	Option 1: 235 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
7. To minimise contributions to climate change and consider climate change adaptation.	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency? • Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?	-	-	-	There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However this option is likely to result in the smallest overall increase in carbon emissions from the energy consumption and emissions arising from construction and use of new development and associated car journeys.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	?	?	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as this option represents the lowest level of growth, it is likely to give rise to the lowest level of new emissions of airborne pollutants associated with additional car journeys. In the long-term there is some potential for development to be delivered within 500m of an identified area of poor air quality.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)[(4)]. The total increase in number of dwellings and car journeys is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development - at whatever overall scale - will be permitted only where schemes meet development plan requirements for management of flood risk.

SA Objective	Option 1: 235 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?				the SFRA[(5)] confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. This option requires the least peripheral development proposed on agricultural (greenfield) land on the outskirts of settlements, and thus poses the lowest risk of all options to increase surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration.	**Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	?	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the lowest level of growth, this option is likely to provide most overall, long-term protection for biodiversity and natural networks. There will however be the lowest level of new investment and associated opportunities to deliver biodiversity enhancement or the extension of GI networks as part of schemes. Given it will lead to the lowest recreational and other urbanising pressures on the closest European sites, of all options considered, this option is also likely to afford most protection for the integrity of European sites. However the HRA of the Local Plan will ensure that Local Plan policies and allocations will not result in adverse effects on European designated sites.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the higher the level of growth, the greater the need to allocate sites in the countryside, on the periphery of settlements, including potentially requiring Green Belt release and potentially sites within the zone of influence of European designated sites. **Mitigation measures**: Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.

SA Objective	Option 1: 235 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?	?	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the lowest level of growth, this option is likely to provide most overall, long-term protection for the best and most versatile agricultural land.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for the best and most versatile agricultural land and geological resources, but the higher the level of growth, the greater the need to allocate agricultural (greenfield) sites. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and	?	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However with the lowest level of growth proposed, of all options considered, this option is most likely to result in protection of cultural and historic heritage assets (designated and non-designated) along with their settings.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of altering the character of settlements and resulting in deterioration of cultural and historic heritage assets (designated and non-designated assets) or their settings that could not be reasonably mitigated. **Mitigation**

SA Objective	Option 1: 235 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	strengthen local distinctiveness and sense of place?					**measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	?	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study[(6)] offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA[(7)] identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. With the lowest level of growth proposed, of all options considered, this option is the most likely to result in the protection of the character and appearance of the landscape, including historic landscapes, and other natural assets and resources.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. With the lowest level of growth proposed, of all options considered, this option is the least likely to result in a long-term, adverse impact on local distinctiveness, potentially leading to an associated long-term positive impact on tourism and the visitor economy. However, this is	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of congestion and an adverse effect on the character and appearance of landscapes, towns and villages that together may detract from the further development of local distinctiveness and could result in long-term negative impacts on tourism and the visitor

SA Objective	Option 1: 235 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					balanced by the option also providing the least opportunity for investment in culture and tourism that could result in long-term negative effects on the local economy.	economy. Counter to this, higher levels of growth provide the most opportunities for investment that may support tourism and the visitor economy. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	+	+	Under this option, the population of the district is projected to increase by 2,567 from 2014 to 2031. The population growth predicted arises from high levels of net in-migration which counteracts a significant decrease in population expected from natural change resulting in an excess of deaths over births. The increase in spending in the local economy this is likely to generate should result in benefits to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. Although since this option provides for the lowest level of growth, the benefits would be lowest of all options considered.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Residents of new developments will support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	-	--	--	This option is likely to lead to a decline in the labour force of 2,141 (2014-2031) and job losses of 1,579 over the same period. This is likely to result in a significant negative effect on business, the local economy and local employment through a lack of encouragement for investment in business and infrastructure.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A local labour supply will help to deliver economic growth across the plan area. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

SA Objective	Option 1: 235 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	-	--	--	It is projected that the number of people aged over 65 in the District will increase by 39% by 2031. The oldest age groups (75-84 and 85+) would see the most substantial increases of 69% and 134% respectively[8]. Under this option, the ageing profile of the population is likely to contribute to a declining labour force and job losses which could undermine economic stability in the long term. The option is likely to have a negative effect on the local economy and local employment.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Whilst there is not a direct causal relationship between job growth and housing needs, the two are nevertheless fundamentally related. Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

Summary of significant effects:

This option proposes the delivery of 235 new dwellings per year (2014-2031). It will have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs since it represents the lower end of the recommended objectively assessed housing need range. However being the lower end of the range, the option makes the least contribution of all options considered to addressing affordable housing need and the needs of an ageing population. Predicted population growth of around 2,500 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages including helping to safeguard local shops and services. However since this option provides for the lowest level of growth, these benefits would be lowest of all options considered. This option is likely to lead to a decline in the labour force of 2,141 and the loss of 1,579 jobs (2014 - 2031). This is likely to undermine economic stability in the long term and lead to a significant negative effect on business, the local economy and local employment through a lack of encouragement for investment in business and infrastructure. As the lowest growth option, requiring the lowest number of site allocations, by comparison with other options considered, this alternative is likely to result in minor positive effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets. The lower level of growth is also likely to minimise the negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys. The lower level of growth is also likely to help enable a focus of new development on small urban extensions and small sites within existing settlement boundaries resulting in minor positive effects on minimising the distance people need to travel to access key services and facilities and increasing the opportunities for use of sustainable forms of transport. However since this option proposes the lowest level of growth, it is also likely to result in the lowest level of investment in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to minor negative effects on the SA objective relating to supporting health improvements.

Table 13.2 Assessment Table for Feb 2017 Option 1: 235 new homes each year

1. Staffordshire Moorlands SHMA Update: December 2016 Revision; Nathaniel Lichfield & Partners; February 2017
2. Strategic Housing Market Assessment and Housing Needs Study; Nathaniel Lichfield & Partners; June 2014
3. Staffordshire Moorlands District Integrated Transport Strategy 2013-2031; Staffordshire County Council; November 2013
4. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014

5. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
6. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
7. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010
8. Staffordshire Moorlands 2012-based SNHP Update; Nathaniel Lichfield & Partners; January 2016

February 2017 Housing Requirement Option 2

SA Objective	February 2017 Option 2: 260 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments. This requirement may offer fewer opportunities than options 3 and 4 for achieving associated benefits of investment, such as new or enhanced community facilities, but there would be more opportunities than under option 1.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall housing requirement. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver more growth than under option 1, but less growth than proposed under options 3 or 4 and thus some opportunity to improve accessibility to key services and facilities. Lower levels of housing growth may enable a focus of growth on small urban extensions and small sites within the existing settlement boundary which is likely to help minimise the distance people need to travel.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. **Mitigation measures**: Local Plan policies to ensure that new developments are brought forward in sustainable locations.

SA Objective	February 2017 Option 2: 260 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	need to travel to access education, employment, shopping and other key services and facilities.					
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	?	?/-	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver more growth than under option 1, but less growth than proposed under options 3 or 4 and thus some opportunity to improve health infrastructure, including opportunities for walking and cycling. In the long term there could be a deterioration in health through lack of investment in health-care, leisure and physical recreational facilities. There is a balance between loss of countryside as a result of development and provision of improved opportunities to access the countryside as part of new developments.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Investment in new infrastructure keeps pace with growth. More housing growth offers more opportunities to invest in new health-care facilities, including new or improved opportunities for walking and cycling. **Mitigation measures**: Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in	• Will it provide an appropriate mix of housing to enable all needs to be met?	+	+	++	This option represents the job stabilisation scenario(1) and is mid-way within the full objectively assessed needs range. By meeting the full assessed need for housing in the District, this option will have a direct, long-term, positive effect	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Household projections suggest a considerable growth in the number of older people. The SHMA(2) identified a critical affordable

SA Objective	February 2017 Option 2: 260 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
appropriate locations and including affordable / social /extra care housing.	• Will it enable people to meet their needs within their existing communities? • Will it ensure that people can afford their housing?				on the SA objective. The requirement is expected to enable the delivery of a range of housing types and tenures, making a contribution to meeting community needs. While the impact of this option on the SA objective is greater than that under option 1, it is less significant than under options 3 and 4. Whilst this option is likely to contribute to addressing the needs of an ageing population and ensuring that problems of affordability can be addressed, there is a greater risk of adverse outcomes for older people and those who still need to access the housing market than under options 3 and 4.	housing need. Objectively assessed housing need for the District is between 235dpa and 330dpa. This option will meet the objectively assessed housing need of the plan area but fails fully to address affordable housing need, or offer maximum opportunity for investment in meeting the housing needs of older people. **Mitigation measures**: Wider initiatives of the Council should be supported to help deliver additional affordable homes.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Will it minimise impacts on existing traffic congestion? • Will it support the use of public transport? • Will it support safe walking and cycling? • Will it protect and improve access to the natural environment and support Green Infrastructure?	?/+	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement could have a long-term positive effect on minimising the impact of new development on existing traffic congestion and could offer support for the use of sustainable forms of transport through delivering new development close to town and village centres. The option could support priorities and provisions identified in the SMDC integrated transport strategy [(3)], including the proposed Local Transport Packages for Leek, Cheadle and Biddulph.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Lower levels of growth are likely to generate fewer new car journeys, resulting in less impact on existing congestion. Lower levels of growth will maximise the proportion of new development delivered close to existing centres, facilitating use of sustainable forms of transport. Higher levels of growth will allow most investment in support for sustainable transport. **Mitigation measures**: Local Plan policies to ensure that developments are brought forward in sustainable locations; support safe walking and cycling and improve access to the natural environment.
ENVIRONMENTAL						

SA Objective	February 2017 Option 2: 260 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
7. To minimise contributions to climate change and consider climate change adaptation.	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency? • Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?	-	-	- -	There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in a lower overall increase in carbon emissions from the energy consumption and emissions arising from construction and use of new development and associated car journeys. In the long-term there is likely to be a more significant negative impact than under option 1 since this proposes lower growth.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	?	?/-	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to give rise to lower levels of new emissions of airborne pollutants associated with additional car journeys. In the medium and long-term there is likely to be a more significant negative impact than under option 1 and some potential for development to be delivered within 500m of an identified area of poor air quality.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)[(4)]. The total increase in number of dwellings and car journeys is likely to increase emission of airborne pollutants, there is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and	• Is new development directed towards areas of least flood risk?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**:

SA Objective	February 2017 Option 2: 260 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
enhance water sources.	• Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?				on the location of development and the implementation of Local Plan policies. However the SFRA[(5)] confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. Since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in less peripheral development proposed on agricultural (greenfield) land on the outskirts of settlements, and thus result in less risk of surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration. Although in the long-term there is likely to be a more significant negative impact than under option 1.	Development - at whatever overall scale - will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However, since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to provide overall, long-term protection for biodiversity and natural networks. However in comparison with options 3 and 4, there is likely to be a lower level of new investment and associated opportunities to deliver biodiversity enhancement or the extension of GI networks as part of schemes. Given that in comparison with options 3 and 4, this requirement is likely to lead to lower recreational and other urbanising pressures on the	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the higher the level of growth, the greater the need to allocate sites in the countryside, on the periphery of settlements, including sites potentially requiring Green Belt release or within the zone of influence of European designated sites. **Mitigation measures**: Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.

SA Objective	February 2017 Option 2: 260 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					closest European sites, the option is also likely to afford long-term protection for the integrity of European sites. Whilst positive impacts are not as significant as under option 1, the HRA of the Local Plan will ensure that Local Plan policies and allocations will not result in adverse effects on European designated sites.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to provide overall, long-term protection for the best and most versatile agricultural land. However positive impacts are not as significant as under option 1.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for the best and most versatile agricultural land and geological resources, but the higher the level of growth, the greater the need to allocate agricultural (greenfield) sites. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns /	• Will it ensure the continued protection and enhancement of	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide

SA Objective	February 2017 Option 2: 260 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
villages and other heritage and archaeological assets along with their settings.	cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?				implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in protection of cultural and historic heritage assets (designated and non-designated) along with their settings. Positive impacts are not as significant as under option 1.	protection for heritage and archaeological assets along with their settings. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of altering the character of settlements and resulting in deterioration of cultural and historic heritage assets (designated and non-designated assets) or their settings that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study[(6)] offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA[(7)] identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. Since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in the protection of the character and appearance of the landscape, including historic landscapes, and other natural assets and	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.

SA Objective	February 2017 Option 2: 260 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					resources. Positive impacts are not as significant as under option 1.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is less likely to result in a long-term, adverse impact on local distinctiveness, and this may lead to a long-term positive impact on tourism and the visitor economy. The significance is less than under option 1. The positive impacts are balanced by the requirement also providing less opportunity than under options 3 and 4 for investment in culture and tourism and this may result in long-term negative effects on the local economy.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of congestion and an adverse effect on the character and appearance of landscapes, towns and villages that together may detract from the further development of local distinctiveness and could result in long-term negative impacts on tourism and the visitor economy. Counter to this, higher levels of growth provide the most opportunities for investment that may support tourism and the visitor economy. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	+	++	This option assumes that the number of jobs in the District remains at its 2014 level over the plan period and since there is an ageing population, there would be a need for growth in the labour force, in-migration and ultimately housing of 259dpa to 2031. Creating a labour force large enough to support job stabilisation would result in a population increase of 6,339 (2014-31). The increase in spending in the local economy this is likely to generate should result in benefits to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. Although since this option proposes a lower level of growth	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Residents of new developments will support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.

SA Objective	February 2017 Option 2: 260 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in less significant benefits. Benefits would be more significant than under option 1.	
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	+	+	+	This option represents the level at which the District's economy would stabilise, ie there would be zero job growth 2014 - 2031. This is likely to result in a minor positive effect on business, the local economy and local employment.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Helping to stem the decline of working age residents in the District would achieve a more balanced population structure and reduce potential future economic difficulties and the demands of services associated with an ageing population and a more limited supply of labour. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	• Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	0	0	+	Whilst this option is to maintain the 2014 level of jobs in the District over the plan period, a fall in the labour force of 127 is predicted. This is likely to lead to a long term minor positive impact on the local economy and local employment.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Whilst there is not a direct causal relationship between job growth and housing needs, the two are nevertheless fundamentally related. Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
Summary of significant effects: This option proposes the delivery of 260 new dwellings per year. Since it is within the recommended, full objectively assessed housing need range, the housing requirement would have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs. This positive effect is likely to be more significant than under option 1. However being closer to the lower end of the range than options 3 and 4, the option makes less of a contribution than options 3 and 4 to addressing affordable housing need and the needs of an ageing population. Predicted population growth of around 6,300 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including help to safeguard local shops and services. Under this option, these benefits are likely to be more significant than under option 1 and less significant than under options 3 and 4. This						

SA Objective	February 2017 Option 2: 260 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
option is expected to maintain the 2014 level of jobs in the district over the plan period. This is likely to result in a long term minor positive impact on business, the local economy and local employment. This compares favourably with the impacts on this objective likely under option 1, where significant negative impacts on SA objectives for supporting employment and economic growth are likely since housing delivery below 260dpa would potentially result in a reduction in jobs. However the positive impacts on economic growth under this option are less significant than those likely to result under options 3 and 4. Option 2 requires the second lowest number of site allocations of the four options considered, and consequently this alternative is likely to result in comparatively more positive effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets than options 3 and 4. Positive effects on these objectives are slightly less under this option than under option 1. The lower level of growth under option 2 compared with options 3 and 4 is also likely to minimise the negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys. The lower level of growth is also likely more likely under option 2 than options 3 and 4 to enable a focus of new development on small urban extensions and small sites within existing settlement boundaries resulting in minor positive effects on minimising the distance people need to travel to access key services and facilities and increasing the opportunities for use of sustainable forms of transport. Benefits under option 2 in this regard are not likely to be as great as under option 1. However since option 2 proposes the second lowest level of growth of the four options considered, it is likely to result in a lower level of investment than under options 3 and 4 in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to possible minor negative effects on the SA objective relating to supporting health improvements. These negative effects are not likely to be as significant as under option 1.					

Table 13.3 Assessment Table for Option 2: 260 new homes each year

1. Staffordshire Moorlands SHMA Update: December 2016 Revision; Nathaniel Lichfield & Partners; February 2017
2. Strategic Housing Market Assessment and Housing Needs Study; Nathaniel Lichfield & Partners; June 2014
3. Staffordshire Moorlands District Integrated Transport Strategy 2013-2031; Staffordshire County Council; November 2013
4. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
5. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
6. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
7. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010

February 2017 Housing requirement Option 3

SA Objective	February 2017 Option 3: 330 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments. This requirement may offer more opportunities than options 1 and 2 for achieving associated benefits of investment, such as new or enhanced community facilities, but there would be less opportunities than under option 4.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall housing requirement. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver more growth than under options 1 and 2 (but less growth than proposed under option 4) and consequently there is opportunity to improve accessibility to key services and facilities through delivering more investment into the rural areas. However under this option it is less likely than under options 1 and 2 that the focus of growth could be delivered as small urban extensions and small sites within existing settlement boundaries and this may	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. **Mitigation measures**: Local Plan policies to ensure that new developments are brought forward in sustainable locations.

SA Objective	February 2017 Option 3: 330 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	need to travel to access education, employment, shopping and other key services and facilities.				increase the distance that some people would need to travel in order to access key services and facilities.	
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver more growth than under options 1 and 2 (but less growth than proposed under option 4) and consequently there is opportunity to improve health infrastructure, including opportunities for walking and cycling. In the long term there could be an indirectly positive effect on health through enabling investment in health-care, leisure and physical recreational facilities. There is a balance between loss of countryside as a result of development and provision of improved opportunities to access the countryside as part of new developments.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Investment in new infrastructure keeps pace with growth. More housing growth offers more opportunities to invest in new health-care facilities, including new or improved opportunities for walking and cycling. **Mitigation measures**: Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate	• Will it provide an appropriate mix of housing to enable all needs to be met? • Will it enable people to meet their needs within	+	++	++	This option represents the level of housing growth necessary to provide a sufficiently large labour force to support the average level of job growth projected by two forecasting houses: Oxford Economics and Experian[(1)]. This option represents the upper end of	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Household projections suggest a considerable growth in the number of older people. The SHMA[(2)] identified a critical

SA Objective	February 2017 Option 3: 330 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
locations and including affordable / social /extra care housing.	their existing communities? ● Will it ensure that people can afford their housing?				the objectively assessed housing need range. By meeting the full assessed need for housing in the District, this option will have a direct, medium and long-term, positive effect on the SA objective. The requirement is expected to enable the delivery of a range of housing types and tenures, making a significant contribution to meeting community needs. While the impact of this option on the SA objective is greater than that under options 1 and 2, it is less significant than under option 4. As the upper end of the OAN range, this option is likely to make a significant contribution to addressing the needs of an ageing population and ensuring that problems of affordability can be addressed.	affordable housing need. Objectively assessed housing need for the District is between 235dpa and 330dpa. This option will meet the objectively assessed housing need of the plan area and address both affordable housing need and the housing needs of older people. **Mitigation measures**: Wider initiatives of the Council should be supported to help deliver additional affordable homes.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Will it minimise impacts on existing traffic congestion? ● Will it support the use of public transport? ● Will it support safe walking and cycling? ● Will it protect and improve access to the natural environment and support Green Infrastructure?	?	?	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered, this requirement could have a long-term negative effect on minimising the impact of new development on existing traffic congestion. Due to the extent of sites that are likely to be allocated under this option, it is less likely than under options 1and 2 that a high proportion of new development can be delivered close to town and village centres, possibly resulting in a lower use of sustainable forms of transport. The option is likely to support priorities and provisions identified in the SMDC integrated transport strategy [(3)], including the proposed Local Transport Packages for Leek, Cheadle and Biddulph.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Lower levels of growth are likely to generate fewer new car journeys, resulting in less impact on existing congestion. Lower levels of growth will maximise the proportion of new development delivered close to existing centres, facilitating use of sustainable forms of transport. Higher levels of growth will allow most investment in support for sustainable transport. **Mitigation measures**: Local Plan policies to ensure that developments are brought forward in sustainable locations; support safe walking and cycling and improve access to the natural environment.
ENVIRONMENTAL						

SA Objective	February 2017 Option 3: 330 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
7. To minimise contributions to climate change and consider climate change adaptation.	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency? • Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?	-	--	--	There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered, this requirement is likely to result in a higher overall increase in carbon emissions from the energy consumption and emissions arising from construction and use of new development and associated car journeys. Impacts are likely to be less significant than under option 4.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	?	?/-	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered, this requirement is likely to give rise to higher levels of new emissions of airborne pollutants associated with additional car journeys. In the medium and long-term there is likely to be a more significant negative impact than under options 1 and 2 and some potential for development to be delivered within 500m of an identified area of poor air quality. Impacts are likely to be less significant than under option 4.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)[(4)]. The total increase in number of dwellings and car journeys is likely to increase emission of airborne pollutants, there is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and	• Is new development directed towards areas of least flood risk?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**:

SA Objective	February 2017 Option 3: 330 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
enhance water sources.	• Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?				location of development and the implementation of Local Plan policies. However the SFRA(5) confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. Since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered, this requirement is likely to result in more peripheral development proposed on agricultural (greenfield) land on the outskirts of settlements, and thus result in more risk of surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration. Although in the long-term there is likely to be a less significant impact than under option 4.	Development - at whatever overall scale - will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	?	?/-	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. Since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is less likely to provide long-term protection for biodiversity and natural networks. However in comparison with options 1 and 2, there is likely to be a higher level of new investment and associated opportunities to deliver biodiversity enhancement or the extension of GI networks as part of schemes (but less opportunity than under option 4). Given that in comparison with options 1 and 2, this requirement is likely to lead to increased recreational and other urbanising pressures on the closest European sites,	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the higher the level of growth, the greater the need to allocate sites in the countryside, on the periphery of settlements, including sites potentially requiring Green Belt release or within the zone of influence of European designated sites. **Mitigation measures**: Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.

SA Objective	February 2017 Option 3: 330 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					the option is also less likely to afford long-term protection for the integrity of European sites. Whilst such negative impacts are not as significant as under option 4, the HRA of the Local Plan will ensure that Local Plan policies and allocations will not result in adverse effects on European designated sites.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?	?	?	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is less likely to provide overall, long-term protection for the best and most versatile agricultural land. However negative impacts are not as significant as under option 4.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for the best and most versatile agricultural land and geological resources, but the higher the level of growth, the greater the need to allocate agricultural (greenfield) sites. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other	• Will it ensure the continued protection and enhancement of cultural and historic	?	?	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological

SA Objective	February 2017 Option 3: 330 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
heritage and archaeological assets along with their settings.	heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?				higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is likely to result in less protection of cultural and historic heritage assets (designated and non-designated) along with their settings. Negative impacts are not as significant as under option 4.	assets along with their settings. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of altering the character of settlements and resulting in deterioration of cultural and historic heritage assets (designated and non-designated assets) or their settings that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	?	?	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study[(6)] offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA[(7)] identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. Since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is less likely to result in the protection of the character and appearance of the landscape, including historic landscapes, and other natural assets and resources. Negative impacts are not as significant as under option 4.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.

SA Objective	February 2017 Option 3: 330 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is more likely to result in a long-term, adverse impact on local distinctiveness, and this may lead to a long-term negative impact on tourism and the visitor economy. The significance is less than under option 4. The negative impacts are balanced by the requirement also providing more opportunity than under options 1 and 2 for investment in culture and tourism and this may result in medium term positive effects on the local economy.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of congestion and an adverse effect on the character and appearance of landscapes, towns and villages that together may detract from the further development of local distinctiveness and could result in long-term negative impacts on tourism and the visitor economy. Counter to this, higher levels of growth provide the most opportunities for investment that may support tourism and the visitor economy. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	++	++	This option combines the job growth projected by Oxford Economics and Experian and incorporates partial catch up headship rates. It represents the "unconstrained" potential of the area based on its existing business base, mix of sectors and inherent economic qualities. There would need to be significant in-migration needed to support an increase in the size of the labour force sufficient to support the forecast job growth. This would equate to population growth of 8,471, household growth of 5,376 and a dwelling need of 329pa. The increase in spending in the local economy this would generate is likely to result in benefits to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. Since this option proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Residents of new developments will support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.

SA Objective	February 2017 Option 3: 330 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					considered (with the exception of the highest growth option 4) this requirement is likely to result in significant benefits for the economies of existing centres. Benefits however are likely to be less significant than under option 4.	
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	+	+	++	This option is based on modelled job growth of an additional 870 jobs (794 FTEs) in the District 2014-2031 (51 annually). Although this seems modest, it is set within the context of a decline in jobs forecast under the 2014-based SNPP baseline. Job growth (while modest) is likely to result in long-term positive effects on business, the local economy and local employment.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Helping to reverse the decline of working age residents in the District would achieve a more balanced population structure and reduce potential future economic difficulties and the demand of services associated with an ageing population and a more limited supply of labour. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	+	+	++	This option represents the level of housing growth necessary to provide a sufficiently large labour force to support an average of the Oxford Economics and Experian job growth forecasts for the District 2014-2031; a labour force increase of 981. This is likely to allow for the economic potential of the district to be realised and result in medium and long term positive impacts on the local economy and local employment.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Whilst there is not a direct causal relationship between job growth and housing needs, the two are nevertheless fundamentally related. Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
Summary of significant effects: This option proposes the delivery of 330 new dwellings per year. Since it is the upper end of the recommended objectively assessed housing need range, the housing requirement would have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs. This positive effect is likely to be more significant than under options 1 and 2. As the upper end of the range, the option is likely to make a significant contribution to addressing affordable housing need and the needs of an ageing population. Predicted population growth of around 8,500 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including help to safeguard local shops and					

SA Objective	February 2017 Option 3: 330 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
services. Under this option, these benefits are likely to be more significant than under options 1 and 2, but less significant than under option 4. This option is based on expected job growth of 870 and a labour force increase of 981 in the district 2014-2031. This is likely to allow for the economic potential of the district to be realised and lead to medium and long term positive impacts on the local economy and local employment. Option 3 requires the second highest number of site allocations of the four options considered, and consequently this alternative is likely to result in comparatively more negative effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets than options 1 and 2. Negative effects on these objectives are slightly less under this option than under option 4. The higher level of growth under option 3 compared with options 1 and 2 is also likely to result in negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys. Due to the extent of sites that are likely to be allocated under this option, it is less likely than under options 1 and 2 that a high proportion of new development can be delivered close to town and village centres, resulting in negative effects on minimising the distance people need to travel to access key services and facilities and reducing the opportunities for use of sustainable forms of transport. Negative effects under option 3 in this regard are not likely to be as great as under option 4. However since option 3 proposes the second highest level of growth of the four options considered, it is likely to result in a higher level of investment than under options 1 and 2 in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to possible minor positive effects on the SA objective relating to supporting health improvements. These positive effects are not likely to be as significant as under option 4.					

Table 13.4 Assessment Table for Option 3: 330 new homes each year

1. Staffordshire Moorlands SHMA December 2016 Update: Nathaniel Lichfield & Partners; February 2017
2. Strategic Housing Market Assessment and Housing Needs Study; Nathaniel Lichfield & Partners; June 2014
3. Staffordshire Moorlands District Integrated Transport Strategy 2013-2031; Staffordshire County Council; November 2013
4. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
5. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
6. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
7. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010

February 2017 Housing requirement Option 4

SA Objective	Option 4: 450 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	?	?	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments. This requirement is likely to offer the most opportunity for associated benefits such as new or enhanced community facilities to be delivered as a result of new development.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall housing requirement. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people	?	?	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver the highest level of housing growth of the four options considered and thus the greatest opportunity to improve accessibility to key services and facilities through delivering more investment into the rural areas. However, this level of new housing development is not likely to enable growth to be focused on small urban extensions and small sites within the existing settlement boundaries, which may result in increasing the distance people need to travel.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. **Mitigation measures**: Local Plan policies to ensure that new developments are brought forward in sustainable locations.

SA Objective	Option 4: 450 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	need to travel to access education, employment, shopping and other key services and facilities.					
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	?	?	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver the highest level of housing growth of the four options considered and thus present the most opportunities to improve health infrastructure, including opportunities for walking and cycling. In the long term there could be an improvement in health through increased investment in health-care, leisure and physical recreational facilities. There is a balance between loss of countryside as a result of development and provision of improved opportunities to access the countryside as part of new developments.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Investment in new infrastructure keeps pace with growth. More housing growth offers more opportunities to invest in new health-care facilities, including new or improved opportunities for walking and cycling. **Mitigation measures**: Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations	• Will it provide an appropriate mix of housing to enable all needs to be met? • Will it enable people to meet their needs within	++	++	++	This option exceeds the upper end of the recommended OAN range[(1)] and by meeting the full, objectively assessed need for housing in the District, it will have a direct, long-term, positive effect on this SA objective. The requirement is expected to enable the delivery of a range of	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Household projections suggest a considerable growth in the number of older people. The SHMA[(2)] identified a critical affordable housing need. Objectively assessed housing need for the

SA Objective	Option 4: 450 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
and including affordable / social /extra care housing.	their existing communities? ● Will it ensure that people can afford their housing?				housing types and tenures, making a significant contribution to meeting community needs. The impact of this option on the SA objective is more significant than under all other options. This option is likely to make the most contribution to addressing the needs of an ageing population and ensuring that problems of affordability can be satisfactorily addressed, improving outcomes for older people and those who still need to access the housing market.	District is between 235dpa and 300dpa. This option will meet the objectively assessed housing need of the plan area and will go further than any other option considered towards addressing affordable housing need and offering opportunities for investment in meeting the housing needs of older people. **Mitigation measures**: Wider initiatives of the Council should be supported to help deliver additional affordable homes.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Will it minimise impacts on existing traffic congestion? ● Will it support the use of public transport? ● Will it support safe walking and cycling? ● Will it protect and improve access to the natural environment and support Green Infrastructure?	?/-	?/--	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this requirement is likely to have a negative effect on minimising the impact of new development on existing traffic congestion. Due to the number of site allocations that would be required, it is likely that some new development would be delivered remote from town and village centres, making the use of sustainable forms of transport less likely. The option could support priorities and provisions identified in the SMDC integrated transport strategy [(3)], including the proposed Local Transport Packages for Leek, Cheadle and Biddulph.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Lower levels of growth are likely to generate fewer new car journeys, resulting in less impact on existing congestion. Lower levels of growth will maximise the proportion of new development delivered close to existing centres, facilitating use of sustainable forms of transport. Higher levels of growth will allow most investment in support for walking and cycling initiatives. **Mitigation measures**: Local Plan policies to ensure that developments are brought forward in sustainable locations; support safe walking and cycling and improve access to the natural environment.
ENVIRONMENTAL						
7. To minimise contributions to climate change and consider climate change adaptation.	● Will it reduce emissions of greenhouse gases particularly CO_2? ● Will it increase energy efficiency?	--	--	--	There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However this option is likely to result in the greatest overall increase in carbon emissions from the energy	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car

SA Objective	Option 4: 450 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?				consumption and emissions arising from construction and use of new development and associated car journeys.	journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	?	?/-	--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as this option represents the highest level of housing growth, it is likely to give rise to the highest level of new emissions of airborne pollutants associated with additional car journeys. In the medium-term there is potential for development to be delivered within 500m of an identified area of poor air quality.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)[(4)]. The total increase in number of dwellings and car journeys is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However the SFRA[(5)] confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development - at whatever overall scale - will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas

SA Objective	Option 4: 450 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?				located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. This option requires the most peripheral development proposed on agricultural (greenfield) land on the outskirts of settlements, and thus poses the greatest risk of all options to increase surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration.	of least flood risk and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	?/-	?/--	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the highest level of housing growth, of all options considered, this option is likely to provide least overall, long-term protection for biodiversity and natural networks. There will however be the greatest level of new investment and associated opportunities to deliver biodiversity enhancement or the extension of GI networks as part of schemes. Given it will lead to the highest recreational and other urbanising pressures on the closest European sites, of all options considered, this option is also likely to afford least protection for the integrity of European sites. However the HRA of the Local Plan will ensure that Local Plan policies and allocations will not result in adverse effects on European designated sites.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the higher the level of growth, the greater the need to allocate sites in the countryside, on the periphery of settlements, including potentially requiring Green Belt release and potentially sites within the zone of influence of European designated sites. **Mitigation measures**: Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.
11. To safeguard the best and most versatile agricultural land; improve soil and land resources;	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land?	?/-	?/--	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for the best and most versatile agricultural land and

SA Objective	Option 4: 450 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
and protect and enhance geological resources.	• Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?				as it proposes the highest level of housing growth of all options considered, this option is likely to provide least overall, long-term protection for the best and most versatile agricultural land.	geological resources, but the higher the level of growth, the greater the need to allocate agricultural (greenfield) sites. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	?/-	?/--	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However with the highest level of housing growth proposed, of all options considered, this option is least likely to result in protection of cultural and historic heritage assets (designated and non-designated) along with their settings.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of altering the character of settlements and resulting in deterioration of cultural and historic heritage assets (designated and non-designated assets) or their settings that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.

SA Objective	Option 4: 450 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	?/-	?/--	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study[(6)] offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA[(7)] identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. With the highest level of housing growth proposed, of all options considered, this option is the least likely to result in the protection of the character and appearance of the landscape, including historic landscapes, and other natural assets and resources.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. With the highest level of housing growth proposed, of all options considered, this option is the most likely to result in a long-term, adverse impact on local distinctiveness, potentially leading to an associated long-term negative impact on tourism and the visitor economy. However, this is balanced by the option also providing the most opportunity for investment in culture and tourism that could result in long-term positive effects on the local economy.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of congestion and an adverse effect on the character and appearance of landscapes, towns and villages that together may detract from the further development of local distinctiveness and could result in long-term negative impacts on tourism and the visitor economy. Counter to this, higher levels of growth provide the most opportunities for investment that may support tourism and the visitor economy. **Mitigation measures**: Local

SA Objective	Option 4: 450 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
						Plan policies to support tourism and the visitor economy.
ECONOMIC						
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	++	++	++	This option uses the scenario based on past trends job growth but incorporating partial catch up headship rates. Modelling the level of housing needed were historic job growth trends set to continue over the plan period indicates there would need to be an increase in the population of 13,697 in the district 2014-31. The increase in spending in the local economy this is likely to generate should result in significant benefits to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. However these benefits should be treated with caution since the SHMA December 2016 update notes that the population growth would primarily be achieved by very significant levels of net inward migration counteracting natural change and this is likely to require a step change in migration above the level that may be achievable in the district.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Residents of new developments will support their local retail, leisure and service provision. To achieve the 450dpa that would be required based on a continuation of past job growth rates would require a 6-fold increase in net population growth compared to the 2014-based SNPP and would require more than 10,000 additional migrants from elsewhere across the UK/abroad to move into the district. **Mitigation measures**: Local Plan policies to support town and village centres.
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	++	++	++	This projection estimates that there could be an increase in the labour force of 3,746 2014-31 (220pa). This is likely to result in a significant positive effect on business, the local economy and local employment. However these benefits should be treated with caution since SHMA December 2016 update notes that the population growth would primarily be achieved by very significant levels of net inward migration counteracting natural change and this is likely to require a step change	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A local labour supply will help to deliver economic growth across the plan area. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

SA Objective	Option 4: 450 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					in migration above the level that may be achievable in the district.	
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	++	++	++	The past trends scenario provides employment growth in the district of 3,038 jobs 2014-31 (179pa). The option is likely to have a significant positive effect on the local economy and local employment. However these benefits should be treated with caution since the SHMA December 2016 update notes that the population growth required to underpin this job growth would primarily be achieved by inward migration as opposed to natural change. To achieve the 450dpa that would be required based on a continuation of past job growth rates would require a 6-fold increase in net population growth compared to the 2014-based SNPP and would require more than 10,000 additional migrants from elsewhere across the UK/abroad to move into the district.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Whilst there is not a direct causal relationship between job growth and housing needs, the two are nevertheless fundamentally related. Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

Summary of significant effects:

This option proposes the delivery of 450 new dwellings per year. It will have a direct and significant positive effect on the SA objective to ensure provision of homes to meet local needs since it exceeds the upper end of the recommended objectively assessed housing need range. This option should make the greatest contribution of all options considered to addressing affordable housing need and the needs of an ageing population. Predicted population growth of around 13,700 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including helping to safeguard local shops and services. The past trends scenario provides employment growth in the district of 3,038 jobs 2014-31 (179pa) and an increase in the labour force of 3,746 2014-31 (220pa). As a result, the option is likely to have a significant positive effect on the local economy and local employment. However these predicted positive effects should be treated with caution, since the SHMA December 2016 update notes that the population growth required to underpin this job growth would primarily be achieved by inward migration as opposed to natural change. To achieve the 450dpa that would be required based on a continuation of past job growth rates would require a 6-fold increase in net population growth compared to the 2014-based SNPP and would require more than 10,000 additional migrants from elsewhere across the UK/abroad to move into the district. This is considered to be at odds with what may be reasonably expected to occur in the district. As the highest growth option, requiring the highest number of site allocations, by comparison with other options considered, this alternative is likely to result in significant negative effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets. The high level of housing growth is also likely to result in negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys. This level of new housing development is not likely to enable growth to be focused on small urban extensions and small sites within the existing settlement boundaries, which

SA Objective	Option 4: 450 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
may result in increasing the distance people need to travel to access key services and facilities and makes the use of sustainable forms of transport less likely. However since this option proposes the highest level of growth, it is likely to result in the highest level of investment in community facilities, including Green Infrastructure and other measures that may help to reduce health inequalities, leading to positive effects on the SA objective relating to supporting health improvements.						

Table 13.5 Assessment Table for Option 4: 450 new homes each year

1. Staffordshire Moorlands SHMA: December 2016 Revision; Nathaniel Lichfield & Partners; February 2017
2. Strategic Housing Market Assessment and Housing Needs Study; Nathaniel Lichfield & Partners; June 2014
3. Staffordshire Moorlands District Integrated Transport Strategy 2013-2031; Staffordshire County Council; November 2013
4. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
5. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
6. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
7. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010

January 2016 Alternatives appraisal

January 2016 Housing Requirement Option 1

SA Objective	January 2016 Option 1: 250 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments. This requirement may offer the least opportunity for	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall housing requirement. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green

SA Objective	January 2016 Option 1: 250 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	and support Green Infrastructure? ● Will it minimise light and noise pollution? ● Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?				associated benefits such as new or enhanced community facilities to be delivered as a result of new development.	Infrastructure are delivered as part of new housing development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	● Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? ● Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver the least housing growth of the four options considered and thus the least opportunity to improve accessibility to key services and facilities. Despite this, lower levels of housing growth will enable a focus of growth on small urban extensions and small sites within the existing settlement boundary which is likely to help minimise the distance people need to travel.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. **Mitigation measures**: Local Plan policies to ensure that new developments are brought forward in sustainable locations.
3. To improve health and reduce health inequalities.	● Will it improve health or access to health facilities? ● Will it promote healthy lifestyles?	?/-	?/-	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver the least housing growth of the four options considered and thus the least	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Investment in new infrastructure keeps pace with growth. More housing growth offers more opportunities to invest in new health-care facilities, including new or improved opportunities for walking and

SA Objective	January 2016 Option 1: 250 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?				opportunity to improve health infrastructure, including opportunities for walking and cycling. In the long term there could be a deterioration in health through lack of investment in health-care, leisure and physical recreational facilities. There is a balance between loss of countryside as a result of development and provision of improved opportunities to access the countryside as part of new developments.	cycling. **Mitigation measures**: Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Will it provide an appropriate mix of housing to enable all needs to be met? • Will it enable people to meet their needs within their existing communities? • Will it ensure that people can afford their housing?	+	+	+	This option represents the lower end of the recommended OAN range[(1)] and by meeting the full demographically-assessed need for housing in the District will have a direct, long-term, positive effect on this SA objective. The requirement is expected to enable the delivery of a range of housing types and tenures, making a contribution to meeting community needs. However the impact of this option on the SA objective is less significant than under all other options. This option is likely to make the least contribution to addressing the needs of an ageing population or ensuring that problems of affordability can be satisfactorily addressed, risking adverse outcomes for older people and those who still need to access the housing market.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Household projections suggest a considerable growth in the number of older people. The SHMA[(2)] identified a critical affordable housing need. Objectively assessed housing need for the District is between 250dpa and 440dpa. This option will meet the objectively assessed housing need of the plan area but fails fully to address affordable housing need, or offer maximum opportunity for investment in meeting the housing needs of older people. **Mitigation measures**: Wider initiatives of the Council should be supported to help deliver additional affordable homes.

SA Objective	January 2016 Option 1: 250 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Will it minimise impacts on existing traffic congestion? • Will it support the use of public transport? • Will it support safe walking and cycling? • Will it protect and improve access to the natural environment and support Green Infrastructure?	?/+	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this requirement could have a positive effect on minimising the impact of new development on existing traffic congestion and could offer support for the use of sustainable forms of transport through delivering most new development close to town and village centres. The option could support priorities and provisions identified in the SMDC integrated transport strategy (3), including the proposed Local Transport Packages for Leek, Cheadle and Biddulph.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Lower levels of growth are likely to generate fewer new car journeys, resulting in less impact on existing congestion. Lower levels of growth will maximise the proportion of new development delivered close to existing centres, facilitating use of sustainable forms of transport. Higher levels of growth will allow most investment in support for sustainable transport. **Mitigation measures**: Local Plan policies to ensure that developments are brought forward in sustainable locations; support safe walking and cycling and improve access to the natural environment.
ENVIRONMENTAL						
7. To minimise contributions to climate change and consider climate change adaptation.	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency? • Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?	-	-	-	There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However this option is likely to result in the smallest overall increase in carbon emissions from the energy consumption and emissions arising from construction and use of new development and associated car journeys.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.

SA Objective	January 2016 Option 1: 250 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	?	?	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as this option represents the lowest level of growth, it is likely to give rise to the lowest level of new emissions of airborne pollutants associated with additional car journeys. In the long-term there is some potential for development to be delivered within 500m of an identified area of poor air quality.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)[(4)]. The total increase in number of dwellings and car journeys is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However the SFRA[(5)] confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. This option requires the least peripheral development proposed on agricultural (greenfield) land on the outskirts of settlements, and thus poses the lowest risk of all options to increase surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development - at whatever overall scale - will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.

SA Objective	January 2016 Option 1: 250 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	?	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the lowest level of growth, this option is likely to provide most overall, long-term protection for biodiversity and natural networks. There will however be the lowest level of new investment and associated opportunities to deliver biodiversity enhancement or the extension of GI networks as part of schemes. Given it will lead to the lowest recreational and other urbanising pressures on the closest European sites, of all options considered, this option is also likely to afford most protection for the integrity of European sites. However the HRA of the Local Plan will ensure that Local Plan policies and allocations will not result in adverse effects on European designated sites.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the higher the level of growth, the greater the need to allocate sites in the countryside, on the periphery of settlements, including potentially requiring Green Belt release and potentially sites within the zone of influence of European designated sites. **Mitigation measures**: Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?	?	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the lowest level of growth, this option is likely to provide most overall, long-term protection for the best and most versatile agricultural land.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for the best and most versatile agricultural land and geological resources, but the higher the level of growth, the greater the need to allocate agricultural (greenfield) sites. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.

SA Objective	January 2016 Option 1: 250 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	?	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However with the lowest level of growth proposed, of all options considered, this option is most likely to result in protection of cultural and historic heritage assets (designated and non-designated) along with their settings.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of altering the character of settlements and resulting in deterioration of cultural and historic heritage assets (designated and non-designated assets) or their settings that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and	?	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study[(6)] offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. **Mitigation measures**:

SA Objective	January 2016 Option 1: 250 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	provide opportunities for the enhancement of the natural environment identified in the NCA profiles?				and in sympathy with the setting of a particular settlement. The HEA[(7)] identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. With the lowest level of growth proposed, of all options considered, this option is the most likely to result in the protection of the character and appearance of the landscape, including historic landscapes, and other natural assets and resources.	Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. With the lowest level of growth proposed, of all options considered, this option is the least likely to result in a long-term, adverse impact on local distinctiveness, potentially leading to an associated long-term positive impact on tourism and the visitor economy. However, this is balanced by the option also providing the least opportunity for investment in culture and tourism that could result in long-term negative effects on the local economy.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of congestion and an adverse effect on the character and appearance of landscapes, towns and villages that together may detract from the further development of local distinctiveness and could result in long-term negative impacts on tourism and the visitor economy. Counter to this, higher levels of growth provide the most opportunities for investment that may support tourism and the visitor economy. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						

SA Objective	January 2016 Option 1: 250 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	+	+	Under this option, the population of the district is projected to increase by 2,882 to 2031. The population growth predicted arises from high levels of in-migration counteracted by natural change resulting from an excess of deaths over births. The increase in spending in the local economy this is likely to generate should result in benefits to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. Although since this option provides for the lowest level of growth, the benefits would be lowest of all options considered.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Residents of new developments will support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	-	--	--	This option is likely to lead to the loss of 2,075 jobs over the plan period. This is likely to result in a significant negative effect on business, the local economy and local employment through a lack of encouragement for investment in business and infrastructure.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A local labour supply will help to deliver economic growth across the plan area. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	-	--	--	It is projected that the number of people aged over 65 in the District will increase by 39% by 2031. The oldest age groups (75-84 and 85+) would see the most substantial increases of 69% and 134% respectively[8]. Under this option, the ageing profile of the population is likely to result in a reduction in the labour force, with the working age population expected to decline by 4,058 by 2031. Taking into account overall economic activity rates of individual age groups, this option	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Whilst there is not a direct causal relationship between job growth and housing needs, the two are nevertheless fundamentally related. Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

SA Objective	January 2016 Option 1: 250 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					indicates that the labour force would decline by 2,075 over the plan period. The option is likely to have a negative effect on the local economy and local employment.	

Summary of significant effects:

This option proposes the delivery of 250 new dwellings per year. It will have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs since it represents the lower end of the recommended objectively assessed housing need range. However being the lower end of the range, the option makes the least contribution of all options considered to addressing affordable housing need and the needs of an ageing population. Predicted population growth of around 2,800 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages including helping to safeguard local shops and services. However since this option provides for the lowest level of growth, these benefits would be lowest of all options considered. This option is likely to lead to the loss of 2,075 jobs over the plan period. This is likely to result in a significant negative effect on business, the local economy and local employment through a lack of encouragement for investment in business and infrastructure. As the lowest growth option, requiring the lowest number of site allocations, by comparison with other options considered, this alternative is likely to result in minor positive effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets. The low level of growth is also likely to minimise the negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys. The low level of growth is also likely to help enable a focus of new development on small urban extensions and small sites within existing settlement boundaries resulting in minor positive effects on minimising the distance people need to travel to access key services and facilities and increasing the opportunities for use of sustainable forms of transport. However since this option proposes the lowest level of growth, it is also likely to result in the lowest level of investment in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to minor negative effects on the SA objective relating to supporting health improvements.

Table 13.6 Assessment Table for Option 1: 250 new homes each year

1. Staffordshire Moorlands 2012-based SNHP Update: January 2016 Revision; Nathaniel Lichfield & Partners; January 2016
2. Strategic Housing Market Assessment and Housing Needs Study; Nathaniel Lichfield & Partners; June 2014
3. Staffordshire Moorlands District Integrated Transport Strategy 2013-2031; Staffordshire County Council; November 2013
4. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
5. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
6. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
7. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010
8. Staffordshire Moorlands 2012-based SNHP Update; Nathaniel Lichfield & Partners; January 2016

January 2016 Housing Requirement Option 2

SA Objective	January 2016 Option 2: 320 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments. This requirement may offer fewer opportunities than options 3 and 4 for achieving associated benefits of investment, such as new or enhanced community facilities, but there would be more opportunities than under option 1.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall housing requirement. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver more growth than under option 1, but less growth than proposed under options 3 or 4 and thus some opportunity to improve accessibility to key services and facilities. Lower levels of housing growth may enable a focus of growth on small urban extensions and small sites within the existing settlement boundary which is likely to help minimise the distance people need to travel.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. **Mitigation measures**: Local Plan policies to ensure that new developments are brought forward in sustainable locations.

SA Objective	January 2016 Option 2: 320 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	need to travel to access education, employment, shopping and other key services and facilities.					
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	?	?/-	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver more growth than under option 1, but less growth than proposed under options 3 or 4 and thus some opportunity to improve health infrastructure, including opportunities for walking and cycling. In the long term there could be a deterioration in health through lack of investment in health-care, leisure and physical recreational facilities. There is a balance between loss of countryside as a result of development and provision of improved opportunities to access the countryside as part of new developments.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Investment in new infrastructure keeps pace with growth. More housing growth offers more opportunities to invest in new health-care facilities, including new or improved opportunities for walking and cycling. **Mitigation measures**: Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in	• Will it provide an appropriate mix of housing to enable all needs to be met?	+	+	++	This option represents the job stabilisation / past trends job growth scenario(1). It is also broadly aligned with the requirement identified in the adopted Core Strategy (300dpa). By meeting the full assessed need for housing in the District, this	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Household projections suggest a considerable growth in the number of older people. The SHMA(2) identified a critical affordable

SA Objective	January 2016 Option 2: 320 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
appropriate locations and including affordable / social /extra care housing.	• Will it enable people to meet their needs within their existing communities? • Will it ensure that people can afford their housing?				option will have a direct, long-term, positive effect on the SA objective. The requirement is expected to enable the delivery of a range of housing types and tenures, making a contribution to meeting community needs. While the impact of this option on the SA objective is greater than that under option 1, it is less significant than under options 3 and 4. Whilst this option is likely to contribute to addressing the needs of an ageing population and ensuring that problems of affordability can be addressed, there is a greater risk of adverse outcomes for older people and those who still need to access the housing market than under options 3 and 4.	housing need. Objectively assessed housing need for the District is between 250dpa and 440dpa. This option will meet the objectively assessed housing need of the plan area but fails fully to address affordable housing need, or offer maximum opportunity for investment in meeting the housing needs of older people. **Mitigation measures**: Wider initiatives of the Council should be supported to help deliver additional affordable homes.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Will it minimise impacts on existing traffic congestion? • Will it support the use of public transport? • Will it support safe walking and cycling? • Will it protect and improve access to the natural environment and support Green Infrastructure?	?/+	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement could have a long-term positive effect on minimising the impact of new development on existing traffic congestion and could offer support for the use of sustainable forms of transport through delivering new development close to town and village centres. The option could support priorities and provisions identified in the SMDC integrated transport strategy (3), including the proposed Local Transport Packages for Leek, Cheadle and Biddulph.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Lower levels of growth are likely to generate fewer new car journeys, resulting in less impact on existing congestion. Lower levels of growth will maximise the proportion of new development delivered close to existing centres, facilitating use of sustainable forms of transport. Higher levels of growth will allow most investment in support for sustainable transport. **Mitigation measures**: Local Plan policies to ensure that developments are brought forward in sustainable locations; support safe walking and cycling and improve access to the natural environment.
ENVIRONMENTAL						

SA Objective	January 2016 Option 2: 320 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
7. To minimise contributions to climate change and consider climate change adaptation.	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency? • Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?	-	-	- -	There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in a lower overall increase in carbon emissions from the energy consumption and emissions arising from construction and use of new development and associated car journeys. In the long-term there is likely to be a more significant negative impact than under option 1 since this proposes lower growth.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	?	?/-	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to give rise to lower levels of new emissions of airborne pollutants associated with additional car journeys. In the medium and long-term there is likely to be a more significant negative impact than under option 1 and some potential for development to be delivered within 500m of an identified area of poor air quality.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)[(4)]. The total increase in number of dwellings and car journeys is likely to increase emission of airborne pollutants, there is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and	• Is new development directed towards areas of least flood risk?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**:

SA Objective	January 2016 Option 2: 320 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
enhance water sources.	• Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?				on the location of development and the implementation of Local Plan policies. However the SFRA[(5)] confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. Since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in less peripheral development proposed on agricultural (greenfield) land on the outskirts of settlements, and thus result in less risk of surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration. Although in the long-term there is likely to be a more significant negative impact than under option 1.	Development - at whatever overall scale - will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However, since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to provide overall, long-term protection for biodiversity and natural networks. However in comparison with options 3 and 4, there is likely to be a lower level of new investment and associated opportunities to deliver biodiversity enhancement or the extension of GI networks as part of schemes. Given that in comparison with options 3 and 4, this requirement is likely to lead to lower recreational and other urbanising pressures on the	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the higher the level of growth, the greater the need to allocate sites in the countryside, on the periphery of settlements, including sites potentially requiring Green Belt release or within the zone of influence of European designated sites. **Mitigation measures**: Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.

SA Objective	January 2016 Option 2: 320 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					closest European sites, the option is also likely to afford long-term protection for the integrity of European sites. Whilst positive impacts are not as significant as under option 1, the HRA of the Local Plan will ensure that Local Plan policies and allocations will not result in adverse effects on European designated sites.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to provide overall, long-term protection for the best and most versatile agricultural land. However positive impacts are not as significant as under option 1.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for the best and most versatile agricultural land and geological resources, but the higher the level of growth, the greater the need to allocate agricultural (greenfield) sites. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns /	• Will it ensure the continued protection and enhancement of	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide

SA Objective	January 2016 Option 2: 320 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
villages and other heritage and archaeological assets along with their settings.	cultural and historic heritage assets (designated and non-designated assets) along with their settings? ● Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?				implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in protection of cultural and historic heritage assets (designated and non-designated) along with their settings. Positive impacts are not as significant as under option 1.	protection for heritage and archaeological assets along with their settings. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of altering the character of settlements and resulting in deterioration of cultural and historic heritage assets (designated and non-designated assets) or their settings that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	● Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? ● Will it promote development on brownfield land? ● Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study[(6)] offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA[(7)] identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. Since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in the protection of the character and appearance of the landscape, including historic landscapes, and other natural assets and	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.

SA Objective	January 2016 Option 2: 320 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					resources. Positive impacts are not as significant as under option 1.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is less likely to result in a long-term, adverse impact on local distinctiveness, and this may lead to a long-term positive impact on tourism and the visitor economy. The significance is less than under option 1. The positive impacts are balanced by the requirement also providing less opportunity than under options 3 and 4 for investment in culture and tourism and this may result in long-term negative effects on the local economy.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of congestion and an adverse effect on the character and appearance of landscapes, towns and villages that together may detract from the further development of local distinctiveness and could result in long-term negative impacts on tourism and the visitor economy. Counter to this, higher levels of growth provide the most opportunities for investment that may support tourism and the visitor economy. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	+	++	This option assumes that the number of jobs in the District remains at its current (2012) level over the plan period and since there is an ageing population, there would be a need for growth in the labour force, in-migration and ultimately housing. Creating a labour force large enough to support jobs would result in a population increase of 7,901. The increase in spending in the local economy this is likely to generate should result in benefits to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. Although since this option proposes a lower level of growth than under options 3 and 4, in comparison with	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Residents of new developments will support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.

SA Objective	January 2016 Option 2: 320 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					other alternatives considered, this requirement is likely to result in less significant benefits. Benefits would be more significant than under option 1.	
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	+	+	+	This option is likely to lead to zero additional jobs (or a marginal increase from the 10% uplift for affordable housing) and is expected to help stem the decline of working age residents in the District. This is likely to result in a minor positive effect on business, the local economy and local employment.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Helping to stem the decline of working age residents in the District would achieve a more balanced population structure and reduce potential future economic difficulties and the demands of services associated with an ageing population and a more limited supply of labour. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	0	0	+	This option is expected to maintain the current number of jobs in the District. This is likely to result in a long term minor positive impact on the local economy and local employment.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Whilst there is not a direct causal relationship between job growth and housing needs, the two are nevertheless fundamentally related. Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
Summary of significant effects: This option proposes the delivery of 320 new dwellings per year. Since it is within the recommended objectively assessed housing need range, the housing requirement would have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs. This positive effect is likely to be more significant than under option 1. However being closer to the lower end of the range than options 3 and 4, the option makes less of a contribution than options 3 and 4 to addressing affordable housing need and the needs of an ageing population. Predicted population growth of around 7,900 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including help to safeguard local shops and services. Under this option, these benefits are likely to be more significant than under option 1 and less significant than under options 3 and 4. This option is expected to maintain the current number of jobs in the district over the plan period. This is likely to result in a long term minor positive impact on business, the local economy and					

SA Objective	January 2016 Option 2: 320 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
local employment. This compares favourably with the impacts on this objective likely under option 1, where significant negative impacts on SA objectives for supporting employment and economic growth are likely. However the positive impacts on economic growth under this option are less significant than those likely to result under options 3 and 4. Option 2 requires the second lowest number of site allocations of the four options considered, and consequently this alternative is likely to result in comparatively more positive effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets than options 3 and 4. Positive effects on these objectives are slightly less under this option than under option 1. The lower level of growth under option 2 compared with options 3 and 4 is also likely to minimise the negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys. The lower level of growth is also likely more likely under option 2 than options 3 and 4 to enable a focus of new development on small urban extensions and small sites within existing settlement boundaries resulting in minor positive effects on minimising the distance people need to travel to access key services and facilities and increasing the opportunities for use of sustainable forms of transport. Benefits under option 2 in this regard are not likely to be as great as under option 1. However since option 2 proposes the second lowest level of growth of the four options considered, it is likely to result in a lower level of investment than under options 3 and 4 in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to possible minor negative effects on the SA objective relating to supporting health improvements. These negative effects are not likely to be as significant as under option 1.					

Table 13.7 Assessment Table for Option 2: 320 new homes each year

1. Staffordshire Moorlands 2012-based SNHP Update: January 2016 Revision; Nathaniel Lichfield & Partners; January 2016
2. Strategic Housing Market Assessment and Housing Needs Study; Nathaniel Lichfield & Partners; June 2014
3. Staffordshire Moorlands District Integrated Transport Strategy 2013-2031; Staffordshire County Council; November 2013
4. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
5. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
6. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
7. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010

January 2016 Housing Requirement Option 3

SA Objective	January 2016 Option 3: 440 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments. This requirement may offer more opportunities than options 1 and 2 for achieving associated benefits of investment, such as new or enhanced community facilities, but there would be less opportunities than under option 4.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall housing requirement. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver more growth than under options 1 and 2 (but less growth than proposed under option 4) and consequently there is opportunity to improve accessibility to key services and facilities through delivering more investment into the rural areas. However under this option it is less likely than under options 1 and 2 that the focus of growth could be delivered as small urban extensions and small sites within existing settlement boundaries and this may	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. **Mitigation measures**: Local Plan policies to ensure that new developments are brought forward in sustainable locations.

SA Objective	January 2016 Option 3: 440 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	need to travel to access education, employment, shopping and other key services and facilities.				increase the distance that some people would need to travel in order to access key services and facilities.	
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver more growth than under options 1 and 2 (but less growth than proposed under option 4) and consequently there is opportunity to improve health infrastructure, including opportunities for walking and cycling. In the long term there could be an indirectly positive effect on health through enabling investment in health-care, leisure and physical recreational facilities. There is a balance between loss of countryside as a result of development and provision of improved opportunities to access the countryside as part of new developments.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Investment in new infrastructure keeps pace with growth. More housing growth offers more opportunities to invest in new health-care facilities, including new or improved opportunities for walking and cycling. **Mitigation measures**: Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in	• Will it provide an appropriate mix of housing to enable all needs to be met?	+	++	++	This option represents the Oxford Economics Job Growth scenario(1). This option represents to upper end of the objectively assessed housing need range. By meeting the full assessed need for housing in the District, this option will have a direct, medium and	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Household projections suggest a considerable growth in the number of older people. The SHMA(2) identified a critical

SA Objective	January 2016 Option 3: 440 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
appropriate locations and including affordable / social /extra care housing.	• Will it enable people to meet their needs within their existing communities? • Will it ensure that people can afford their housing?				long-term, positive effect on the SA objective. The requirement is expected to enable the delivery of a range of housing types and tenures, making a significant contribution to meeting community needs. While the impact of this option on the SA objective is greater than that under options 1 and 2, it is less significant than under option 4. As the upper end of the OAN range, this option is likely to make a significant contribution to addressing the needs of an ageing population and ensuring that problems of affordability can be addressed.	affordable housing need. Objectively assessed housing need for the District is between 250dpa and 440dpa. This option will meet the objectively assessed housing need of the plan area and address both affordable housing need and the housing needs of older people. **Mitigation measures**: Wider initiatives of the Council should be supported to help deliver additional affordable homes.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Will it minimise impacts on existing traffic congestion? • Will it support the use of public transport? • Will it support safe walking and cycling? • Will it protect and improve access to the natural environment and support Green Infrastructure?	?	?	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered, this requirement could have a long-term negative effect on minimising the impact of new development on existing traffic congestion. Due to the extent of sites that are likely to be allocated under this option, it is less likely than under options 1and 2 that a high proportion of new development can be delivered close to town and village centres, possibly resulting in a lower use of sustainable forms of transport. The option is likely to support priorities and provisions identified in the SMDC integrated transport strategy [(3)], including the proposed Local Transport Packages for Leek, Cheadle and Biddulph.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Lower levels of growth are likely to generate fewer new car journeys, resulting in less impact on existing congestion. Lower levels of growth will maximise the proportion of new development delivered close to existing centres, facilitating use of sustainable forms of transport. Higher levels of growth will allow most investment in support for sustainable transport. **Mitigation measures**: Local Plan policies to ensure that developments are brought forward in sustainable locations; support safe walking and cycling and improve access to the natural environment.
ENVIRONMENTAL						

SA Objective	January 2016 Option 3: 440 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
7. To minimise contributions to climate change and consider climate change adaptation.	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency? • Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?	-	--	--	There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered, this requirement is likely to result in a higher overall increase in carbon emissions from the energy consumption and emissions arising from construction and use of new development and associated car journeys. Impacts are likely to be less significant than under option 4.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	?	?/-	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered, this requirement is likely to give rise to higher levels of new emissions of airborne pollutants associated with additional car journeys. In the medium and long-term there is likely to be a more significant negative impact than under options 1 and 2 and some potential for development to be delivered within 500m of an identified area of poor air quality. Impacts are likely to be less significant than under option 4.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)**(4)**. The total increase in number of dwellings and car journeys is likely to increase emission of airborne pollutants, there is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and	• Is new development directed towards areas of least flood risk?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**:

SA Objective	January 2016 Option 3: 440 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
enhance water sources.	• Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?				on the location of development and the implementation of Local Plan policies. However the SFRA(5) confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. Since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered, this requirement is likely to result in more peripheral development proposed on agricultural (greenfield) land on the outskirts of settlements, and thus result in more risk of surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration. Although in the long-term there is likely to be a less significant impact than under option 4.	Development - at whatever overall scale - will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	?	?/-	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. Since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is less likely to provide long-term protection for biodiversity and natural networks. However in comparison with options 1 and 2, there is likely to be a higher level of new investment and associated opportunities to deliver biodiversity enhancement or the extension of GI networks as part of schemes (but less opportunity than under option 4). Given that in comparison with options 1 and 2, this requirement is likely to lead to increased recreational and other urbanising	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the higher the level of growth, the greater the need to allocate sites in the countryside, on the periphery of settlements, including sites potentially requiring Green Belt release or within the zone of influence of European designated sites. **Mitigation measures**: Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.

SA Objective	January 2016 Option 3: 440 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					pressures on the closest European sites, the option is also less likely to afford long-term protection for the integrity of European sites. Whilst such negative impacts are not as significant as under option 4, the HRA of the Local Plan will ensure that Local Plan policies and allocations will not result in adverse effects on European designated sites.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?	?	?	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is less likely to provide overall, long-term protection for the best and most versatile agricultural land. However negative impacts are not as significant as under option 4.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for the best and most versatile agricultural land and geological resources, but the higher the level of growth, the greater the need to allocate agricultural (greenfield) sites. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns /	• Will it ensure the continued protection and enhancement of	?	?	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide

SA Objective	January 2016 Option 3: 440 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
villages and other heritage and archaeological assets along with their settings.	cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?				implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is likely to result in less protection of cultural and historic heritage assets (designated and non-designated) along with their settings. Negative impacts are not as significant as under option 4.	protection for heritage and archaeological assets along with their settings. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of altering the character of settlements and resulting in deterioration of cultural and historic heritage assets (designated and non-designated assets) or their settings that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	?	?	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study[(6)] offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA[(7)] identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. Since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is less likely to result in the protection of the character and appearance of the landscape, including historic landscapes, and	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.

SA Objective	January 2016 Option 3: 440 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					other natural assets and resources. Negative impacts are not as significant as under option 4.	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is more likely to result in a long-term, adverse impact on local distinctiveness, and this may lead to a long-term negative impact on tourism and the visitor economy. The significance is less than under option 4. The negative impacts are balanced by the requirement also providing more opportunity than under options 1 and 2 for investment in culture and tourism and this may result in medium term positive effects on the local economy.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of congestion and an adverse effect on the character and appearance of landscapes, towns and villages that together may detract from the further development of local distinctiveness and could result in long-term negative impacts on tourism and the visitor economy. Counter to this, higher levels of growth provide the most opportunities for investment that may support tourism and the visitor economy. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	++	++	This option uses Oxford Economics projections of future employment growth in the district. It represents the "unconstrained" potential of the area based on its existing business base, mix of sectors and inherent economic qualities. To support the increase in jobs projected by the model, the total population would need to grow by 13,393 over the plan period. The increase in spending in the local economy this would generate is likely to result in benefits to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. Since this option proposes a higher level of growth than under	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Residents of new developments will support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.

SA Objective	January 2016 Option 3: 440 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is likely to result in significant benefits for the economies of existing centres. Benefits however are likely to be less significant than under option 4.	
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	+	+	++	This option is based on modelled job growth of an additional 2,250 jobs over the plan period. This is likely to result in long-term positive effects on business, the local economy and local employment.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Helping to reverse the decline of working age residents in the District would achieve a more balanced population structure and reduce potential future economic difficulties and the demand of services associated with an ageing population and a more limited supply of labour. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	+	+	++	This option is expected to deliver sufficient labour force levels to support the Oxford Economics job growth projections, a labour force increase of 1,549. This is likely to allow for the economic potential of the district to be realised and result in medium and long term positive impacts on the local economy and local employment.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Whilst there is not a direct causal relationship between job growth and housing needs, the two are nevertheless fundamentally related. Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
Summary of significant effects: This option proposes the delivery of 440 new dwellings per year. Since it is the upper end of the recommended objectively assessed housing need range, the housing requirement would have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs. This positive effect is likely to be more significant than under options 1 and 2. As the upper end of the range, the option is likely to make a significant contribution to addressing affordable housing need and the needs of an ageing population. Predicted population						

SA Objective	January 2016 Option 3: 440 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	growth of around 13,400 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including help to safeguard local shops and services. Under this option, these benefits are likely to be more significant than under options 1 and 2, but less significant than under option 4. This option is based on expected job growth of 2,250 in the district over the plan period. This is likely to allow for the economic potential of the district to be realised and result in medium and long term positive impacts on the local economy and local employment. Option 3 requires the second highest number of site allocations of the four options considered, and consequently this alternative is likely to result in comparatively more negative effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets than options 1 and 2. Negative effects on these objectives are slightly less under this option than under option 4. The higher level of growth under option 3 compared with options 1 and 2 is also likely to result in negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys. Due to the extent of sites that are likely to be allocated under this option, it is less likely than under options 1 and 2 that a high proportion of new development can be delivered close to town and village centres, resulting in negative effects on minimising the distance people need to travel to access key services and facilities and reducing the opportunities for use of sustainable forms of transport. Negative effects under option 3 in this regard are not likely to be as great as under option 4. However since option 3 proposes the second highest level of growth of the four options considered, it is likely to result in a higher level of investment than under options 1 and 2 in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to possible minor positive effects on the SA objective relating to supporting health improvements. These positive effects are not likely to be as significant as under option 4.					

Table 13.8 Assessment Table for Option 3: 440 new homes each year

1. Staffordshire Moorlands 2012-based SNHP Update: January 2016 Revision; Nathaniel Lichfield & Partners; January 2016
2. Strategic Housing Market Assessment and Housing Needs Study; Nathaniel Lichfield & Partners; June 2014
3. Staffordshire Moorlands District Integrated Transport Strategy 2013-2031; Staffordshire County Council; November 2013
4. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
5. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
6. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
7. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010

January 2016 Housing requirement option 4

SA Objective	January 2016 Option 4: 520 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	?	?	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments. This requirement is likely to offer the most opportunity for associated benefits such as new or enhanced community facilities to be delivered as a result of new development.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall housing requirement. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people	?	?	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver the highest level of housing growth of the four options considered and thus the greatest opportunity to improve accessibility to key services and facilities through delivering more investment into the rural areas. However, this level of new housing development is not likely to enable growth to be focused on small urban extensions and small sites within the existing settlement boundaries, which may result in increasing the distance people need to travel.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. **Mitigation measures**: Local Plan policies to ensure that new developments are brought forward in sustainable locations.

SA Objective	January 2016 Option 4: 520 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	need to travel to access education, employment, shopping and other key services and facilities.					
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	?	?	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver the highest level of housing growth of the four options considered and thus present the most opportunities to improve health infrastructure, including opportunities for walking and cycling. In the long term there could be an improvement in health through increased investment in health-care, leisure and physical recreational facilities. There is a balance between loss of countryside as a result of development and provision of improved opportunities to access the countryside as part of new developments.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Investment in new infrastructure keeps pace with growth. More housing growth offers more opportunities to invest in new health-care facilities, including new or improved opportunities for walking and cycling. **Mitigation measures**: Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations	• Will it provide an appropriate mix of housing to enable all needs to be met? • Will it enable people to meet their needs within	++	++	++	This option exceeds the upper end of the recommended OAN range[(1)] and by meeting the full, objectively assessed need for housing in the District, it will have a direct, long-term, positive effect on this SA objective. The requirement is expected to enable the delivery of a range of	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Household projections suggest a considerable growth in the number of older people. The SHMA[(2)] identified a critical affordable housing need. Objectively assessed housing

SA Objective	January 2016 Option 4: 520 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
and including affordable / social /extra care housing.	their existing communities? ● Will it ensure that people can afford their housing?				housing types and tenures, making a significant contribution to meeting community needs. The impact of this option on the SA objective is more significant than under all other options. This option is likely to make the most contribution to addressing the needs of an ageing population and ensuring that problems of affordability can be satisfactorily addressed, improving outcomes for older people and those who still need to access the housing market.	need for the District is between 250dpa and 440dpa. This option will meet the objectively assessed housing need of the plan area and will go further than any other option considered towards addressing affordable housing need and offering opportunities for investment in meeting the housing needs of older people. **Mitigation measures**: Wider initiatives of the Council should be supported to help deliver additional affordable homes.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Will it minimise impacts on existing traffic congestion? ● Will it support the use of public transport? ● Will it support safe walking and cycling? ● Will it protect and improve access to the natural environment and support Green Infrastructure?	?/-	?/--	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this requirement is likely to have a negative effect on minimising the impact of new development on existing traffic congestion. Due to the number of site allocations that would be required, it is likely that some new development would be delivered remote from town and village centres, making the use of sustainable forms of transport less likely. The option could support priorities and provisions identified in the SMDC integrated transport strategy **(3)**, including the proposed Local Transport Packages for Leek, Cheadle and Biddulph.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Lower levels of growth are likely to generate fewer new car journeys, resulting in less impact on existing congestion. Lower levels of growth will maximise the proportion of new development delivered close to existing centres, facilitating use of sustainable forms of transport. Higher levels of growth will allow most investment in support for walking and cycling initiatives. **Mitigation measures**: Local Plan policies to ensure that developments are brought forward in sustainable locations; support safe walking and cycling and improve access to the natural environment.
ENVIRONMENTAL						
7. To minimise contributions to climate change and consider climate change adaptation.	● Will it reduce emissions of greenhouse gases particularly CO_2? ● Will it increase energy efficiency?	--	--	--	There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However this option is likely to result in the greatest overall increase in carbon emissions from the energy	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car

SA Objective	January 2016 Option 4: 520 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?				consumption and emissions arising from construction and use of new development and associated car journeys.	journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	?	?/-	--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as this option represents the highest level of housing growth, it is likely to give rise to the highest level of new emissions of airborne pollutants associated with additional car journeys. In the medium-term there is potential for development to be delivered within 500m of an identified area of poor air quality.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)[(4)]. The total increase in number of dwellings and car journeys is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However the SFRA[(5)] confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development - at whatever overall scale - will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas

SA Objective	January 2016 Option 4: 520 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?				located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. This option requires the most peripheral development proposed on agricultural (greenfield) land on the outskirts of settlements, and thus poses the greatest risk of all options to increase surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration.	of least flood risk and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	?/-	?/--	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the highest level of housing growth, of all options considered, this option is likely to provide least overall, long-term protection for biodiversity and natural networks. There will however be the greatest level of new investment and associated opportunities to deliver biodiversity enhancement or the extension of GI networks as part of schemes. Given it will lead to the highest recreational and other urbanising pressures on the closest European sites, of all options considered, this option is also likely to afford least protection for the integrity of European sites. However the HRA of the Local Plan will ensure that Local Plan policies and allocations will not result in adverse effects on European designated sites.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the higher the level of growth, the greater the need to allocate sites in the countryside, on the periphery of settlements, including potentially requiring Green Belt release and potentially sites within the zone of influence of European designated sites. **Mitigation measures**: Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land?	?/-	?/--	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the highest level of housing growth of all options considered, this option is likely to	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for the best and most versatile agricultural land and geological resources, but the higher the level of growth, the greater

SA Objective	January 2016 Option 4: 520 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
enhance geological resources.	• Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?				provide least overall, long-term protection for the best and most versatile agricultural land.	the need to allocate agricultural (greenfield) sites. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	?/-	?/--	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However with the highest level of housing growth proposed, of all options considered, this option is least likely to result in protection of cultural and historic heritage assets (designated and non-designated) along with their settings.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of altering the character of settlements and resulting in deterioration of cultural and historic heritage assets (designated and non-designated assets) or their settings that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns /

SA Objective	January 2016 Option 4: 520 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
						villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	?/-	?/--	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study[(6)] offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA[(7)] identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. With the highest level of housing growth proposed, of all options considered, this option is the least likely to result in the protection of the character and appearance of the landscape, including historic landscapes, and other natural assets and resources.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. With the highest level of housing growth proposed, of all options considered, this option is the most likely to result in a long-term, adverse impact on local distinctiveness, potentially leading to an associated long-term negative impact on tourism and the visitor economy. However, this is balanced by the option also providing the most opportunity for investment	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of congestion and an adverse effect on the character and appearance of landscapes, towns and villages that together may detract from the further development of local distinctiveness and could result in long-term negative impacts on tourism and the visitor economy. Counter to this, higher levels of growth provide the most

SA Objective	January 2016 Option 4: 520 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					in culture and tourism that could result in long-term positive effects on the local economy.	opportunities for investment that may support tourism and the visitor economy. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	++	++	++	This option uses the scenario based on job creation figures set out in the Council's ELR(8). To underpin a level of job growth based on projecting increasing growth in targeted industrial sectors in line with regional averages there would need to be an increase in the population of 17,202 in the district over the plan period. The increase in spending in the local economy this is likely to generate should result in significant benefits to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. However these benefits should be treated with caution since the 2012-based SNHP update notes that the population growth would primarily be achieved by inward migration as opposed to natural change and this would require a step change in migration above the level that is likely to be achievable in the district.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Residents of new developments will support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or	++	++	++	This option is based on an objective forecast of how the district could perform in economic terms based on the nature of its economy and current expectations of future national and regional economic performance. This projection estimates that there could be a total (net additional) job growth of around 3,878 over the plan period. This is likely to result in a significant positive effect on business, the local economy and local employment. However these benefits should be	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A local labour supply will help to deliver economic growth across the plan area. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

SA Objective	January 2016 Option 4: 520 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	displacement of existing businesses?				treated with caution since the 2012-based SNHP update notes that the population growth required to underpin this job growth would primarily be achieved by inward migration as opposed to natural change and this would require a step change in migration above the level that is likely to be achievable in the district.	
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	++	++	++	This option is based on a scenario factoring in increased economic growth in the key sectors in line with the regional average and provides unconstrained employment growth in the district of 3,878 jobs over the course of the plan period. The option is likely to have a significant positive effect on the local economy and local employment. However these benefits should be treated with caution since the 2012-based SNHP update notes that the population growth required to underpin this job growth would primarily be achieved by inward migration as opposed to natural change. Net migration would need to increase from +7,373 to +20,645 - over 13,000 net additional in migrants to achieve the required population level (all other assumptions remaining constant). This is considered to be at odds with what may be reasonably expected to occur in the district.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Whilst there is not a direct causal relationship between job growth and housing needs, the two are nevertheless fundamentally related. Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
Summary of significant effects: This option proposes the delivery of 520 new dwellings per year. It will have a direct and significant positive effect on the SA objective to ensure provision of homes to meet local needs since it exceeds the upper end of the recommended objectively assessed housing need range. This option should make the greatest contribution of all options considered to addressing affordable housing need and the needs of an ageing population. Predicted population growth of around 17,000 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including helping to safeguard local shops and services. This option is based on an objective forecast of how the district could perform in economic terms based on the nature of its economy and current expectations of future national and regional economic performance and provides unconstrained employment growth in the district of 3,878 jobs over the plan period. As a result, the option is likely to have a significant positive effect on the local economy and local employment. However these predicted positive effects should be treated with caution, since the 2012-based SNHP update notes that the population growth required to underpin this job growth would primarily be achieved by inward						

SA Objective	January 2016 Option 4: 520 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
migration as opposed to natural change. Net migration would need to increase from +7,373 to +20,645 - over 13,000 net additional in migrants to achieve the required population level (all other assumptions remaining constant). This is considered to be at odds with what may be reasonably expected to occur in the district. As the highest growth option, requiring the highest number of site allocations, by comparison with other options considered, this alternative is likely to result in significant negative effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets. The high level of housing growth is also likely to result in negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys. This level of new housing development is not likely to enable growth to be focused on small urban extensions and small sites within the existing settlement boundaries, which may result in increasing the distance people need to travel to access key services and facilities and makes the use of sustainable forms of transport less likely. However since this option proposes the highest level of growth, it is likely to result in the highest level of investment in community facilities, including Green Infrastructure and other measures that may help to reduce health inequalities, leading to positive effects on the SA objective relating to supporting health improvements.					

Table 13.9 Assessment Table for Option 4: 520 new homes each year

1. Staffordshire Moorlands 2012-based SNHP Update: January 2016 Revision; Nathaniel Lichfield & Partners; January 2016
2. Strategic Housing Market Assessment and Housing Needs Study; Nathaniel Lichfield & Partners; June 2014
3. Staffordshire Moorlands District Integrated Transport Strategy 2013-2031; Staffordshire County Council; November 2013
4. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
5. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
6. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
7. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010
8. Employment Land Requirement Study; Nathaniel Lichfield & Partners; July 2014 and Updated Labour Supply Modelling; September 2014

Appraisal of alternative options for an employment land requirement

14 Appraisal of alternative options for an employment land requirement

February 2017 Option 1: 13 hectares

SA Objective	Option 1: 13 hectares to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of employment land allocations and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall employment land requirement. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new employment development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people need to travel to access education, employment, shopping and	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of employment land allocations and the implementation of Local Plan policies. This option represents the lower end of the range and as such may provide less opportunities than under all other options to allocate employment space across the district and thus help to minimise the distance people may need to travel to access jobs.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs. **Mitigation measures**: Local Plan policies to ensure that new employment developments are brought forward in sustainable locations.

SA Objective	Option 1: 13 hectares to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	other key services and facilities.					
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of employment land allocations and the implementation of Local Plan policies. However this option represents the lower end of the range and as such may provide less opportunities than under all other options to allocate employment space across the district and thus deliver associated opportunities to increase take up of sustainable transport choices and support improvements to healthy travel networks.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The more hectares of employment land allocated, the more opportunities are provided for increasing healthy travel networks. **Mitigation measures**: Local Plan policies to ensure that new employment developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new employment developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in	• Will it provide an appropriate mix of housing to enable all needs to be met?	-	-	-	In contrast to the other scenarios, this approach (labour supply) focuses on the future supply of labour rather than the demand for labour. The scenario projects the amount of new jobs needed	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Whilst there may not be a direct causal link

SA Objective	Option 1: 13 hectares to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
appropriate locations and including affordable / social /extra care housing.	• Will it enable people to meet their needs within their existing communities? • Will it ensure that people can afford their housing?				to match the future working-age population and how much employment space would be needed to accommodate these jobs. The demographic scenarios identified in the emerging SHMA result in a need for 170dpa and 196dpa. Overall the labour supply scenario is considered likely to lead to negative effects on this SA objective.	between housing and employment land requirements, there is nevertheless a need to ensure that the two dovetail together to avoid any unsustainable outcomes. **Mitigation measures**: The Local Plan may need to set out a strong policy intervention to ensure that the housing implications of the preferred employment land requirement are addressed.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Will it minimise impacts on existing traffic congestion? • Will it support the use of public transport? • Will it support safe walking and cycling? • Will it protect and improve access to the natural environment and support Green Infrastructure?	?/-	?/-	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The district has high levels of out commuting to Stoke-on-Trent, East Staffordshire and Newcastle-under-Lyme. This option represents the lower end of the range and as such may provide less opportunities than under all other options to ensure that there is sufficient local supply of employment land in the district for its businesses to expand and grow.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Reducing out commuting will help to reduce the number of journeys made by car overall. **Mitigation measures**: Local Plan policies to ensure that employment developments are brought forward in sustainable locations and support safe walking and cycling.
ENVIRONMENTAL						
7. To minimise contributions to climate change and consider climate change adaptation.	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency?	-	-	-	There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However this option is likely to lead to the lowest overall increase in carbon emissions from the	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if employment developments are built to high environmental performance standards and

SA Objective	Option 1: 13 hectares to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?				energy consumption and emissions arising from construction and use of new development and associated car journeys.	delivered in sustainable locations, the total increase in employment opportunity and related car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	?	?/-	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as this option represents the lowest end of the employment land requirement range, it is likely to lead to the lowest level of new emissions of airborne pollutants associated with additional car journeys. In the long-term there is potential for development to be delivered within 500m of an identified area of poor air quality.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)**(1)**. The allocation of new employment land and car journeys from increased local employment opportunities is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate

SA Objective	Option 1: 13 hectares to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
						landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However the SFRA(2) confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. This option requires the least allocation of employment land, and thus poses the lowest risk of all options to increase surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance. **Mitigation measures**: Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.

SA Objective	Option 1: 13 hectares to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the lowest allocation of new employment land of all options considered, this option is likely to lead to most overall, long-term protection for geological resources.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for geological resources including the best and most versatile agricultural land. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the lowest allocation of new employment land of all options considered, this option is likely to lead to most overall, long-term protection for the character of settlements along with heritage assets and their settings.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.

SA Objective	Option 1: 13 hectares to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study[3] offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA[4] identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. However as it proposes the lowest allocation of new employment land of all options considered, this option is likely to lead to most overall, long-term protection for landscape character and other natural assets.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the lowest allocation of new employment land of all options considered, this option is likely to lead to least overall, long-term support for sustainable tourism.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A thriving district with a robust cultural and visitor economy will require sufficient supply of local employment land. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						

SA Objective	Option 1: 13 hectares to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	+	+	Ensuring a sufficient supply of employment land is likely to enable local businesses to expand and a positive contribution being made to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. However as it proposes the lowest allocation of new employment land of all options considered, this option is likely to lead to least overall, long-term support for the vitality and viability of the district's towns and villages.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Employees of expanding and incoming businesses will support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	+	+	++	This option would help to meet previously identified needs to revitalise current poor quality stock; help address the imbalance of the portfolio in terms of the size of properties available and meet continued demand for B2 floorspace (particularly from indigenous companies). However as it proposes the lowest allocation of new employment land of all options considered, this option is likely to lead to least overall, long-term support for strengthening, modernising and diversifying the district economy.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A local supply of employment land will help to deliver economic growth across the plan area. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	+	+	-	The labour supply scenario forecasts workforce jobs to be 35,485 in 2031 (a decline of 1,637 since 2014). As it proposes the lowest allocation of new employment land of all options considered, this option is likely to lead to least overall, long-term support for encouraging a high and stable level of employment.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Ensuring a sufficient supply of employment land is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
Summary of significant effects:						

SA Objective	Option 1: 13 hectares to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
This option is based on labour supply projections and proposes the delivery of 13ha of employment land to 2031 (gross). This option represents the lower end of the range and as such may provide less opportunities than under all other options to ensure that there is sufficient local supply of employment land in the district for its businesses to expand and grow. However It is still likely to lead to a positive effect on the local economy and local employment through helping to meet previously identified needs to revitalise current poor quality stock; help address the imbalance of the portfolio in terms of the size of properties available and meet continued demand for B2 floorspace (particularly from indigenous companies). However as it proposes the lowest allocation of new employment land of all options considered, this option is likely to lead to least overall, long-term support for strengthening, modernising and diversifying the district economy. The labour supply scenario forecasts workforce jobs to be 35,485 in 2031 (a decline of 1,637 since 2014), of all options considered, this option is likely to lead to least overall, long-term support for encouraging a high and stable level of employment. Ensuring a sufficient supply of employment land is likely to enable local businesses to expand and make a positive contribution to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. However this option makes the least positive contribution to this of all options considered. The option is considered likely to lead to negative effects on meeting housing need since the scenario projects the amount of new jobs needed to match the future working-age population and how much employment space would be needed to accommodate these jobs. The demographic scenarios identified in the emerging SHMA result in a need for 170dpa and 196dpa and housing supply at this level is not considered sufficient to meet objectively assessed need. Further negative effects are likely to result on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new employment space and associated car journeys. Since the option represents the lowest allocation of new employment land there is less opportunity to deliver employment close to where people live, potentially increasing the distance people need to travel to access key services and facilities and making the use of sustainable forms of transport less likely. In addition, this option offers least opportunity to address the high levels of out commuting from the district, leading to negative effects predicted for the objective to reduce the number of journeys made by car. Uncertain effects are recorded on a number of SA objectives including those relating to community cohesion, the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets as the effect will be dependent on the location of employment land allocations and the implementation of Local Plan policies.					

Table 14.1 Assessment Table for Option 1: 13 hectares

1. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
2. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
3. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
4. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010

Option 2: 16 hectares

SA Objective	Option 2: 16 hectares 2014 - 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of employment land allocations and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall employment land requirement. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new employment development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people need to travel to access education, employment, shopping and	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of employment land allocations and the implementation of Local Plan policies. This option is lower-mid range and as such may provide more opportunity than option 1, but less opportunity than under options 3 and 4 to allocate employment space across the district and thus help to minimise the distance people may need to travel to access jobs.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs. **Mitigation measures**: Local Plan policies to ensure that new employment developments are brought forward in sustainable locations.

SA Objective	Option 2: 16 hectares 2014 - 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	other key services and facilities.					
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of employment land allocations and the implementation of Local Plan policies. However this option is lower-mid range and as such may provide more opportunity than option 1, but less opportunity than under options 3 and 4 to allocate employment space across the district and thus deliver associated opportunities to increase take up of sustainable transport choices and support improvements to healthy travel networks.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The more hectares of employment land allocated, the more opportunities are provided for increasing healthy travel networks. **Mitigation measures**: Local Plan policies to ensure that new employment developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new employment developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Will it provide an appropriate mix of housing to enable all needs to be met? • Will it enable people to meet their needs within their existing communities? • Will it ensure that people can afford their housing?	+	+	++	This option is based on demand-led projections. For this scenario it has been assumed that the district's overall job growth will stabilise over the coming years (ie zero job growth post 2014). To ensure labour supply to meet the job stabilisation forecasts, higher levels of housing delivery will be required. Overall the demand-led projections	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Whilst there may not be a direct causal link between housing and employment land requirements, there is nevertheless a need to ensure that the two dovetail together to avoid any unsustainable outcomes. **Mitigation measures**: The Local Plan may need to set out a strong policy intervention

SA Objective	Option 2: 16 hectares 2014 - 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					are considered likely to lead to positive effects on this SA objective, particularly in the long term.	to ensure that the housing implications of the preferred employment land requirement are addressed.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Will it minimise impacts on existing traffic congestion? • Will it support the use of public transport? • Will it support safe walking and cycling? • Will it protect and improve access to the natural environment and support Green Infrastructure?	?/+	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The district has high levels of out commuting to Stoke-on-Trent, East Staffordshire and Newcastle-under-Lyme. This option is lower-mid range and as such may provide more opportunity than option 1, but less opportunity than under options 3 and 4 to ensure that there is sufficient local supply of employment land in the district for its businesses to expand and grow.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Reducing out commuting will help to reduce the number of journeys made by car overall. **Mitigation measures**: Local Plan policies to ensure that employment developments are brought forward in sustainable locations and support safe walking and cycling.
ENVIRONMENTAL						
7. To minimise contributions to climate change and consider climate change adaptation.	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency? • Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?	-	-	--	There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However this option is lower-mid range and as such is likely to lead to more impacts than option 1, but less than under options 3 and 4, in terms of overall increase in carbon emissions from the energy consumption and emissions arising from construction and use of new development and associated car journeys.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if employment developments are built to high environmental performance standards and delivered in sustainable locations, the total increase in employment opportunity and related car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.

SA Objective	Option 2: 16 hectares 2014 - 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	?	?/-	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as this option is lower-mid the employment land requirement range, it is likely to lead to more impacts than option 1, but fewer impacts than under options 3 and 4 in relation to new emissions of airborne pollutants associated with additional car journeys. In the long-term there is potential for development to be delivered within 500m of an identified area of poor air quality.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)[(1)]. The allocation of new employment land and car journeys from increased local employment opportunities is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However the SFRA[(2)] confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. This options is lower-mid range, and thus poses more risk than option 1, but less risk than under options 3 and 4 to increase surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.

SA Objective	Option 2: 16 hectares 2014 - 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance. **Mitigation measures**: Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as this option is lower-mid range, it is likely to lead to less opportunity than option 1, but more opportunity than under options 3 and 4, to offer long-term protection for geological resources.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for geological resources including the best and most versatile agricultural land. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.

SA Objective	Option 2: 16 hectares 2014 - 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as this option is lower-mid range, it is likely to lead to less opportunity than option 1, but more opportunity than under options 3 and 4, to offer long-term protection for the character of settlements along with heritage assets and their settings.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study[(3)] offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA[(4)] identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. However as this option is lower-mid range, it is likely to lead to less opportunity than option 1, but more opportunity than under options 3 and 4, to offer long-term protection for landscape character and other natural assets.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.

SA Objective	Option 2: 16 hectares 2014 - 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as this option is lower-mid range, it is likely to lead to more opportunity than option 1, but less opportunity than under options 3 and 4, to offer long-term support for sustainable tourism.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A thriving district with a robust cultural and visitor economy will require sufficient supply of local employment land. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	+	++	Ensuring a sufficient supply of employment land is likely to enable local businesses to expand and a positive contribution being made to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. However as this option is lower-mid range, it is likely to lead to more opportunity than option 1, but less opportunity than under options 3 and 4, to offer long-term support for the vitality and viability of the district's towns and villages.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Employees of expanding and incoming businesses will support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	+	+	++	This option would help to meet previously identified needs to revitalise current poor quality stock; help address the imbalance of the portfolio in terms of the size of properties available and meet continued demand for B2 floorspace (particularly from indigenous companies). However as this option is lower-mid range, it is likely to lead to more opportunity than option 1, but less opportunity than under options 3 and 4, to offer long-term support for strengthening, modernising and diversifying the district economy.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A local supply of employment land will help to deliver economic growth across the plan area. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

SA Objective	Option 2: 16 hectares 2014 - 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	+	+	+	For this scenario it has been assumed that the district's overall job growth will stabilise over the coming years, ie zero job growth post 2014. To maintain an overall zero job growth it is assumed that B-class job growth will reduce by 433 to 2031. This option is lower-mid range and is likely to lead to more opportunity than option 1, but less opportunity than under options 3 and 4, to offer long-term support for encouraging a high and stable level of employment.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Ensuring a sufficient supply of employment land is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

Summary of significant effects:

This option is based on a demand-led projection and proposes the delivery of 16ha of employment land 2014 to 2031 (gross). This job stabilisation scenario provides a lower-mid range employment land requirement option and as such may provide more opportunity than option 1, but less opportunity than under options 3 and 4 to ensure that there is sufficient local supply of employment land in the district for its businesses to expand and grow. However the option is likely to lead to a positive effect on the local economy and local employment through helping to meet previously identified needs to revitalise current poor quality stock; help address the imbalance of the portfolio in terms of the size of properties available and meet continued demand for B2 floorspace (particularly from indigenous companies). As lower-mid-range, this option is likely to lead to more opportunity than under option 1, but less opportunity than under options 3 and 4, to offer long-term support for strengthening, modernising and diversifying the district economy. The scenario assumes that the district's overall job growth will stabilise over the coming years, ie zero job growth post 2014 and the option is likely to lead to more opportunity than option 1, but less opportunity than under options 3 and 4, to offer long-term support for encouraging a high and stable level of employment. Ensuring a sufficient supply of employment land is likely to enable local businesses to expand and make a positive contribution to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. The option makes a more positive contribution to this than option 1, but less of a positive contribution than is likely under options 3 and 4. The option is considered likely to lead to positive effects on meeting housing need since to ensure labour supply meets the job stabilisation forecast, higher levels of housing delivery will be required and this is likely to lead to meeting objectively assessed need. Negative effects are likely to result for objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new employment space and associated car journeys. Since the option is lower-mid range, there is more opportunity to deliver employment close to where people live than under option 1 but less opportunity than under options 3 and 4, influencing the distance people need to travel to access key services and facilities and impacting on the likelihood of people being enabled to use sustainable forms of transport. In addition, the option offers some opportunity to address the high levels of out commuting from the district, leading to less significant negative effects than under option 1, but more negative impacts than under options 3 and 4 predicted for the objective to reduce the number of journeys made by car. Uncertain effects are recorded on a number of SA objectives including those relating to community cohesion, the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets as the effect will be dependent on the location of employment land allocations and the implementation of Local Plan policies.

Table 14.2 Assessment Table for Option 2: 16 hectares

1. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014

2. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
3. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
4. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010

Option 3: 25 hectares

SA Objective	Option 3: 25 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of employment land allocations and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall employment land requirement. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new employment development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion /	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of employment land allocations and the implementation of Local Plan policies. This option is upper-mid range and as such may provide more opportunity than under options 1 and 2 but less opportunity than option 4 to allocate employment space across the district and thus	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs. **Mitigation measures**: Local Plan policies to ensure that new employment developments are brought forward in sustainable locations.

SA Objective	Option 3: 25 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	belief, sex and sexual orientation? ● Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.				help to minimise the distance people may need to travel to access jobs.	
3. To improve health and reduce health inequalities.	● Will it improve health or access to health facilities? ● Will it promote healthy lifestyles? ● Will it reduce health inequalities? ● Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of employment land allocations and the implementation of Local Plan policies. However this option is upper-mid range and as such may provide more opportunity than under options 1 and 2 but less opportunity than option 4 to allocate employment space across the district and thus deliver associated opportunities to increase take up of sustainable transport choices and support improvements to healthy travel networks.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The more hectares of employment land allocated, the more opportunities are provided for increasing healthy travel networks. **Mitigation measures**: Local Plan policies to ensure that new employment developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks.
4. To minimise opportunities for crime and reduce the fear of crime.	● Will it reduce actual levels of crime? ● Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new employment developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision	● Will it provide an appropriate mix of	+	++	++	This option is based on demand-led projections. Past trends in FTE job growth	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions**

SA Objective	Option 3: 25 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	housing to enable all needs to be met? ● Will it enable people to meet their needs within their existing communities? ● Will it ensure that people can afford their housing?				over the period 2014-2031 were considered (2,609) in addition to past take up rates of employment sites in the district, reflecting market demand. To ensure labour supply is sufficient to support the net land requirement produced by this approach (around 3ha - 3.9ha to 2031) high levels of housing delivery will be required. Overall the scenario is considered likely to lead to positive effects on this SA objective.	**made**: Whilst there may not be a direct causal link between housing and employment land requirements, there is nevertheless a need to ensure that the two dovetail together to avoid any unsustainable outcomes. **Mitigation measures**: The Local Plan may need to set out a strong policy intervention to ensure that the housing implications of the preferred employment land requirement are addressed.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Will it minimise impacts on existing traffic congestion? ● Will it support the use of public transport? ● Will it support safe walking and cycling? ● Will it protect and improve access to the natural environment and support Green Infrastructure?	?/+	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The district has high levels of out commuting to Stoke-on-Trent, East Staffordshire and Newcastle-under-Lyme. This option is upper-mid range and as such may provide more opportunity than under options 1 and 2 but less opportunity than option 4 to ensure that there is sufficient local supply of employment land in the district for its businesses to expand and grow.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Reducing out commuting will help to reduce the number of journeys made by car overall. **Mitigation measures**: Local Plan policies to ensure that employment developments are brought forward in sustainable locations and support safe walking and cycling.
ENVIRONMENTAL						
7. To minimise contributions to climate change and consider climate change adaptation.	● Will it reduce emissions of greenhouse gases particularly CO_2? ● Will it increase energy efficiency?	-	-	--	There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However this option is is upper-mid range and as such may lead to higher impacts than under	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if employment developments are built to high environmental performance standards and delivered in sustainable locations, the total increase

SA Objective	Option 3: 25 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?				options 1 and 2 but less impact than option 4 in relation to overall increases in carbon emissions from the energy consumption and emissions arising from construction and use of new development and associated car journeys.	in employment opportunity and related car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	?	?/-	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option is upper-mid range and as such may lead to higher impacts than under options 1 and 2 but less impact than option 4 in relation to the level of new emissions of airborne pollutants associated with additional car journeys. In the long-term there is potential for development to be delivered within 500m of an identified area of poor air quality.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)[(1)]. The allocation of new employment land and car journeys from increased local employment opportunities is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development will be permitted only where schemes meet development plan requirements for management of flood

SA Objective	Option 3: 25 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?				However the SFRA(2) confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. However this option is upper-mid range and as such may lead to higher impacts than under options 1 and 2 but less impact than option 4 in relation to any increase in surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration.	risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance. **Mitigation measures**: Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option is upper-mid range and as such may lead to higher impacts than under options 1 and 2 but less impact than option 4	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for geological resources including the best and most versatile agricultural land. **Mitigation measures**: Local Plan policies to ensure

SA Objective	Option 3: 25 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?				in relation to overall, long-term protection for geological resources.	protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option is upper-mid range and as such may lead to higher impacts than under options 1 and 2 but less impact than option 4 in relation to overall, long-term protection for the character of settlements along with heritage assets and their settings.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character

SA Objective	Option 3: 25 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
other natural assets and resources.	• Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?				The Landscape and Settlement Character Assessment Study(3) offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA(4) identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. However this option is upper-mid range and as such may lead to higher impacts than under options 1 and 2 but less impact than option 4 in relation to overall, long-term protection for landscape character and other natural assets.	and natural assets. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option is upper-mid range and as such may lead to higher impacts than under options 1 and 2 but less impact than option 4 in relation to overall, long-term support for sustainable tourism.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A thriving district with a robust cultural and visitor economy will require sufficient supply of local employment land. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						

SA Objective	Option 3: 25 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	++	++	Ensuring a sufficient supply of employment land is likely to enable local businesses to expand and a positive contribution being made to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. This option is upper-mid range and as such may lead to higher impacts than under options 1 and 2 but less impact than option 4 in relation to overall, long-term support for the vitality and viability of the district's towns and villages.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Employees of expanding and incoming businesses will support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	+	++	++	This option would help to meet previously identified needs to revitalise current poor quality stock; help address the imbalance of the portfolio in terms of the size of properties available and meet continued demand for B2 floorspace (particularly from indigenous companies). However this option is upper-mid range and as such may lead to higher impacts than under options 1 and 2 but less impact than option 4 in relation to overall, long-term support for strengthening, modernising and diversifying the district economy.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A local supply of employment land will help to deliver economic growth across the plan area. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	+	+	++	The past trends job growth scenario suggests growth in office FTE jobs (B1a) but declining FTE jobs in industrial (B1c/B2) and warehousing (B8) land use. Consideration of past take up rates suggests limited prospects for growth in the B-class employment sectors. The practical physical constraints and relative inaccessibility of certain areas and the current lack of viability of employment development schemes suggests that realistically an upsurge in large developments in the district is unlikely for the forseeable future. However this option	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Ensuring a sufficient supply of employment land is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

SA Objective	Option 3: 25 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					is upper-mid range and as such may lead to higher impacts than under options 1 and 2 but less impact than option 4 in relation to overall, long-term support for encouraging a high and stable level of employment.	

Summary of significant effects:

This option is based on demand-led projections informed by past take up rates and past trends, proposing the delivery of 25ha of employment land to 2031 (gross). This option is upper-mid range and as such may provide more opportunities than under options 1 and 2, but less opportunity than option 4 to ensure that there is sufficient local supply of employment land in the district for its businesses to expand and grow. This option is likely to lead to a significantly positive effect on the local economy and local employment through helping to meet previously identified needs to revitalise current poor quality stock; help address the imbalance of the portfolio in terms of the size of properties available and meet continued demand for B2 floorspace (particularly from indigenous companies). As this option is upper-mid range it may provide more opportunities than under options 1 and 2, but less opportunity than option 4 to lead to overall, long-term support for strengthening, modernising and diversifying the district economy. The past trends job growth scenario suggests growth in office FTE jobs (B1a) but declining FTE jobs in industrial (B1c/B2) and warehousing (B8) land use. Consideration of past take up rates suggests limited prospects for growth in the B-class employment sectors. The practical physical constraints and relative inaccessibility of certain areas and the current lack of viability of employment development schemes suggests that realistically an upsurge in large developments in the district is unlikely for the forseeable future. However as this option is upper-mid range it may provide more opportunities than under options 1 and 2, but less opportunity than option 4 to lead to long-term support for encouraging a high and stable level of employment. Ensuring a sufficient supply of employment land is likely to enable local businesses to expand and make a positive contribution to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. This option makes a more positive contribution to this than options 1 and 2, but less of a contribution than option 4. The option is also considered likely to lead to positive effects on meeting housing need. Past trends in FTE job growth over the period 2014-2031 were considered (2,609) in addition to past take up rates of employment sites in the district, reflecting market demand. To ensure labour supply is sufficient to support the net land requirement produced by this approach (around 3ha - 3.9ha to 2031) high levels of housing delivery will be required, likely to be considered sufficient to meet objectively assessed need. Since the option is upper-mid range, there is most opportunity to deliver employment close to where people live than under options 1 and 2, potentially reducing the distance people need to travel to access key services and facilities and making the use of sustainable forms of transport more likely, however the option offers less of a positive contribution to this than option 4. In addition, this option offers more opportunity than options 1 and 2 to address the high levels of out-commuting from the district, leading to positive effects predicted for the objective to reduce the number of journeys made by car; although the significance is less than under option 4. However negative effects are likely to result on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new employment space and associated car journeys, these effects are likely to be greater than under options 1 and 2 , but less significant than under option 4. Uncertain effects are recorded on a number of SA objectives including those relating to community cohesion, the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets as the effect will be dependent on the location of employment land allocations and the implementation of Local Plan policies.

Table 14.3 Assessment Table for Option 3: 25 hectares

1. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
2. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
3. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008

4. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010

Option 4: 27 hectares

SA Objective	Option 4: 27 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of employment land allocations and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall employment land requirement. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new employment development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people need to	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of employment land allocations and the implementation of Local Plan policies. This option represents the upper end of the range and as such may provide more opportunities than under all other options to allocate employment space across the district and thus help to minimise the distance people may need to travel to access jobs.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs. **Mitigation measures**: Local Plan policies to ensure that new employment developments are brought forward in sustainable locations.

SA Objective	Option 4: 27 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	travel to access education, employment, shopping and other key services and facilities.					
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of employment land allocations and the implementation of Local Plan policies. However this option represents the upper end of the range and as such may provide more opportunities than under all other options to allocate employment space across the district and thus deliver associated opportunities to increase take up of sustainable transport choices and support improvements to healthy travel networks.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The more hectares of employment land allocated, the more opportunities are provided for increasing healthy travel networks. **Mitigation measures**: Local Plan policies to ensure that new employment developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new employment developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types	• Will it provide an appropriate mix of housing	++	++	++	This option is based on demand-led projections combining Oxford Economics and Experian job growth projections. To ensure labour supply is	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Whilst there

SA Objective	Option 4: 27 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
to meet local needs in appropriate locations and including affordable / social /extra care housing.	to enable all needs to be met? ● Will it enable people to meet their needs within their existing communities? ● Will it ensure that people can afford their housing?				sufficient to support the net land requirement produced by this approach (around 6.5ha 2014 to 2031) significant levels of housing delivery will be required. Overall the scenario is considered likely to lead to positive effects on this SA objective.	may not be a direct causal link between housing and employment land requirements, there is nevertheless a need to ensure that the two dovetail together to avoid any unsustainable outcomes. **Mitigation measures**: The Local Plan may need to set out a strong policy intervention to ensure that the housing implications of the preferred employment land requirement are addressed.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Will it minimise impacts on existing traffic congestion? ● Will it support the use of public transport? ● Will it support safe walking and cycling? ● Will it protect and improve access to the natural environment and support Green Infrastructure?	?/+	?/++	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The district has high levels of out commuting to Stoke-on-Trent, East Staffordshire and Newcastle-under-Lyme. This option represents the upper end of the range and as such may provide more opportunities than under all other options to ensure that there is sufficient local supply of employment land in the district for its businesses to expand and grow.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Reducing out commuting will help to reduce the number of journeys made by car overall. **Mitigation measures**: Local Plan policies to ensure that employment developments are brought forward in sustainable locations and support safe walking and cycling.
ENVIRONMENTAL						
7. To minimise contributions to climate change and consider climate change adaptation.	● Will it reduce emissions of greenhouse gases particularly CO_2? ● Will it increase energy efficiency?	-	--	--	There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However this option is likely to lead to the highest overall increase in carbon emissions from the	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if employment developments are built to high environmental performance standards and

SA Objective	Option 4: 27 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?				energy consumption and emissions arising from construction and use of new development and associated car journeys.	delivered in sustainable locations, the total increase in employment opportunity and related car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	?	?/--	?/--	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as this option represents the upper end of the employment land requirement range, it is likely to lead to the highest level of new emissions of airborne pollutants associated with additional car journeys. In the long-term there is potential for development to be delivered within 500m of an identified area of poor air quality.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)**(1)**. The allocation of new employment land and car journeys from increased local employment opportunities is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate

SA Objective	Option 4: 27 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
						landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However the SFRA(2) confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. This option requires the greatest allocation of employment land, and thus poses the highest risk of all options to increase surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance. **Mitigation measures**: Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.

SA Objective	Option 4: 27 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the greatest allocation of new employment land of all options considered, this option is likely to lead to least overall, long-term protection for geological resources.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for geological resources including the best and most versatile agricultural land. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the greatest allocation of new employment land of all options considered, this option is likely to lead to least overall, long-term protection for the character of settlements along with heritage assets and their settings.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.

SA Objective	Option 4: 27 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study[3] offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA[4] identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. However as it proposes the greatest allocation of new employment land of all options considered, this option is likely to lead to least overall, long-term protection for landscape character and other natural assets.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the greatest allocation of new employment land of all options considered, this option is likely to lead to most overall, long-term support for sustainable tourism.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A thriving district with a robust cultural and visitor economy will require sufficient supply of local employment land. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						

SA Objective	Option 4: 27 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	++	++	Ensuring a sufficient supply of employment land is likely to enable local businesses to expand and a positive contribution being made to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. As it proposes the greatest allocation of new employment land of all options considered, this option is likely to lead to most overall, long-term support for the vitality and viability of the district's towns and villages.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Employees of expanding and incoming businesses will support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	++	++	++	This option would help to meet previously identified needs to revitalise current poor quality stock; help address the imbalance of the portfolio in terms of the size of properties available and meet continued demand for B2 floorspace (particularly from indigenous companies). However as it proposes the greatest allocation of new employment land of all options considered, this option is likely to lead to most overall, long-term support for strengthening, modernising and diversifying the district economy.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A local supply of employment land will help to deliver economic growth across the plan area. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	++	++	++	This scenario represents a combination of Oxford Economics and Experian job growth forecasts. Whilst both projections indicate growth over the plan period, the projected scales vary considerably. OE suggest a net growth of +228 jobs 2014 - 2031 whilst Experian projections forecast +1,300 over the same period. A key difference between them relates to the projections for manufacture of machinery and equipment and of transport equipment with OE projections suggesting a decline of -427 FTE jobs for these two sectors and Experian projections suggesting a growth of 1,676 FTE jobs net. Given the presence of successful companies in the district	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Ensuring a sufficient supply of employment land is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

SA Objective	Option 4: 27 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					specialising in these advanced manufacturing sectors, the NLP report considers there is merit in taking forward a combination of the two job growth scenarios providing a net increase of 435 B-Class FTE jobs 2014-2031 (794 FTEs in total). The report notes that allocation of this level of employment land would require policy intervention and close monitoring to ensure that the associated scale of job growth is realistic. However as it proposes the greatest allocation of new employment land of all options considered, this option has the potential to lead to most overall, long-term support for encouraging a high and stable level of employment.	

Summary of significant effects:

This option is based on demand-led projections informed by Oxford Economics and Experian job growth forecasts, proposing the delivery of 27ha of employment land to 2031 (gross). This option represents the upper end of the range and as such may provide more opportunities than under all other options to ensure that there is sufficient local supply of employment land in the district for its businesses to expand and grow. This option is likely to lead to a significantly positive effect on the local economy and local employment through helping to meet previously identified needs to revitalise current poor quality stock; help address the imbalance of the portfolio in terms of the size of properties available and meet continued demand for B2 floorspace (particularly from indigenous companies). The scenario represents a combination of Oxford Economics (OE) and Experian job growth forecasts. Whilst both projections indicate growth over the plan period, the magnitude of this varies considerably. OE suggest a net growth of +228 jobs 2014 - 2031 whilst Experian projections forecast +1,300 over the same period. A key difference between them relates to the projections for manufacture of machinery and equipment and of transport equipment with OE projections suggesting a decline of -427 FTE jobs for these two sectors and Experian projections suggesting a growth of 1,676 FTE jobs net. Given the presence of successful companies in the district specialising in these advanced manufacturing sectors, the NLP report considers there is merit in taking forward a combination of the two job growth scenarios providing a net increase of 435 B-Class FTE jobs 2014-2031 (794 FTEs in total). The report notes that allocation of this level of employment land would require policy intervention via the emerging Local Plan and close monitoring to ensure that the associated scale of job growth is realistic. However as it proposes the greatest allocation of new employment land of all options considered, this option has the greatest potential to lead to overall, long-term support for strengthening, modernising and diversifying the district economy and encouraging a high and stable level of employment. Ensuring a sufficient supply of employment land is likely to enable local businesses to expand and make a positive contribution to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. This option makes the most positive contribution to this of all options considered. The option is also considered likely to lead to positive effects on meeting housing need. To ensure labour supply is sufficient to support the net land requirement produced by this approach (around 6.5ha 2014 to 2031) significant levels of housing delivery will be required, likely to be considered sufficient to meet objectively assessed need. Since the option represents the greatest allocation of new employment land there is most opportunity to deliver employment close to where people live, potentially reducing the distance people need to travel to access key services and facilities and making the use of sustainable forms of transport more likely. In addition, this option offers most opportunity to address the high levels of out-commuting from the district, leading to positive effects predicted for the objective to reduce the number of journeys made by car. However negative effects are likely to result on objectives relating to climate change contributions and air quality that are

SA Objective	Option 4: 27 hectares 2014 to 2031 (gross)					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
associated with energy consumption and emissions arising from construction and use of new employment space and associated car journeys. Uncertain effects are recorded on a number of SA objectives including those relating to community cohesion, the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets as the effect will be dependent on the location of employment land allocations and the implementation of Local Plan policies.						

Table 14.4

1. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
2. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
3. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
4. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010

Appraisal of alternative development approaches for Cheadle

15 Appraisal of alternative development approaches for Cheadle

15.1 The matrices below set out the likely significant effects on sustainability of the three alternative options considered by the Council for a development approach for Cheadle. The assessments are based on the methodology proposed and consulted on in the SA Scoping Report and use the SA Framework also developed through consultation as part of the SA Scoping stage.

15.2 As part of the SA appraisal of options, consideration has been given to effects on sustainability over time (in the short, medium and long term) along with any cumulative impacts of implementing each option and possible mitigation measures where appropriate.

15.3 In comparing options with one another, consideration has also been given to the geographical scale of effect, whether any identified effects would be permanent or temporary, reversible or irreversible and the assumptions made, or justification for the assessment recorded.

15.4 Definitions of significance are provided in Section 3 Appraisal Methodology.

15.5 Scoring of options is as set out in Table 8.1.

Option 1: Northern Focus

SA Objective	Option 1: Northern Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure?	+/-	+/-	+/-	Development of the sites comprising the "northern focus" include sites both within and outside the existing settlement boundary. The option could enable the delivery of a new school, and this is likely to result in positive effects on this objective. However sites CH002A, CH002B, CH006, CH009, CH024 and CH129 are within 100m of Cecilly Brook LNR or Hales Hall Pool LNR; sites CH73B and CH081 are within 200m of Cecilly Brook LNR	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are dependent on the design and tenure mix, as well as the location of new development. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.

SA Objective	Option 1: Northern Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?				and Hales Hall Pool LNR respectively and it is considered that this is likely to result in a negative effect arising from the potential for adverse impacts on the District's GI network. Overall the assessment against this objective is considered to be mixed and uncertain as in addition it will be partly dependent on the implementation of Local Plan policies.	
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	+	++	++	This option could enable the delivery of new development in good proximity to a wide range of services and facilities. Sites CH009, CH013 and CH015 are within 400m of the town centre; sites CH001, CH002A, CH002B, CH006, CH020, CH024 and CH073B are within 800m of the centre. Sites CH004 and CH129 are within 1,200m of the town centre. Of this option, only sites CH080, CH081 and CH132 are more than 1,200m from the centre. This is likely to result in very positive effects on improving access to jobs, services and facilities which could be expected to contribute to the advancement of equality of opportunity.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. **Mitigation measures**: Local Plan policies to help ensure that the needs of all members of the community can be addressed by helping to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational	+	+	++	This option could enable the delivery of new development in proximity to a range of healthcare facilities (eg within 1,200m from a GP surgery and open space). Development on the edge of settlement may offer opportunities to enable improved recreational access to the countryside. Overall this option has been assessed as having a positive effect on this objective in the medium and long term.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Delivering new homes in proximity to existing healthcare services and open space will have a positive effect on health. **Mitigation measures**: Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel

SA Objective	Option 1: Northern Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	activities including access to the countryside?					networks, including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of effect and level of significance as this will be dependent on the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Will it provide an appropriate mix of housing to enable all needs to be met? • Will it enable people to meet their needs within their existing communities? • Will it ensure that people can afford their housing?	+	++	++	The sites comprising the northern focus option are a range of sizes, four are large enough to yield over 100 homes each, a further three are each expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the needs of the whole community. This option has been assessed as having a very positive effect on this objective in the medium and long term.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Larger sites offer the most potential to deliver a range of types and tenures of new homes. **Mitigation measures**: Wider initiatives of the Council should be supported to help deliver additional affordable homes.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Will it minimise impacts on existing traffic congestion? • Will it support the use of public transport? • Will it support safe walking and cycling? • Will it protect and improve access to the natural environment and support Green Infrastructure?	+	+	++	All the sites comprising this option could deliver development within 500m of a bus stop and this is likely to result in a positive effect from supporting the use of public transport. Ten of the fifteen sites making up the option are within the settlement boundary and all but one (CH004) are within 800m of the town centre, this could be expected to support the delivery of new development in close proximity to a wide range of services and facilities, helping to support the use of walking and cycling. Five sites are outside the existing	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development delivered close to existing services and facilities will help to reduce the number of journeys made by car. **Mitigation measures**: Local Plan policies to ensure that developments support safe walking and cycling and improve access to the natural environment.

SA Objective	Option 1: Northern Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					settlement boundary, two within 1,200m of the centre and three sites (CH080, CH081 and CH132) over 1,200m from the centre and its services and facilities. Overall this option has been assessed as having a long term positive effect on this objective.	
ENVIRONMENTAL						
7. To minimise contributions to climate change and consider climate change adaptation.	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency? • Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?	-	-	-	Development of the sites comprising this option could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. All the sites comprising this option could deliver development within 500m of a bus stop. Ten of the fifteen sites making up the option are within the settlement boundary and all but one of these are within 800m of the town centre, this could be expected to support the delivery of new development in close proximity to a wide range of services and facilities, helping to support the use of walking and cycling. Five sites are outside the existing settlement boundary, two within 1,200m of the centre and three sites (CH080, CH081 and CH132) over 1,200m from the centre and its services and facilities. Whilst this may help to reduce the need to travel by car, overall this option has been assessed as having a negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	-	-	--	This option includes site CH015 which is an edge of town centre site within100m of a candidate Air Quality Management Area. This	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The main areas identified in the District as being of poor air quality are the Cellarhead junction (between the A52 and A520); Ball

SA Objective	Option 1: Northern Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					option has been assessed as having a negative effect on this objective.	Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)(1). The increase in number of dwellings and car journeys across Cheadle is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants and provide support for the Cheadle Transport Package(2).
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?	--	--	--	This option includes sites CH002a, CH006, CH020, CH080, CH081 and CH132 all of which are partly located within a flood zone 3 area. It can be considered that this option is likely to result in the development of sites subject to risk from flooding. Development of sites could be expected to lead to an increase in wastewater and reduction of natural drainage. Mitigation measures are possible however. Overall this option has been assessed as having a significant negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.

SA Objective	Option 1: Northern Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	--	--	--	This option includes sites CH002a and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles in Staffordshire (water voles are a protected species). In addition sites CH002b, CH006 and CH009 are within 100m of the Reserve. CH129 is within 100m of Hales Hall Pool LNR. Sites CH073b and CH081 are within 200m of one of these Reserves. There is potential for development to result in disturbance of habitats, either singly or in combination with other sites. A number of these sites have the potential to support protected species(3) due to the proximity of the mosaic of stream habitats and presence of species rich hedgerows. Overall this option has been assessed as having a significant negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the cumulative impact of the development of a number of sites which border, or are in close proximity to, a Local Nature Reserve pose risks of disturbance that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to ensure impacts on biodiversity are minimised and proposals provide net gains in biodiversity where possible.
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability? • Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?	--	--	--	This option includes sites CH001, CH002A,CH002B, CH004, CH006, CH009, CH024, CH073B, CH080, CH081 CH129 and CH132 that are assessed as Agricultural Land Classification (ALC)Grade 3 land, so the proposal could result in the loss of best and most versatile agricultural land.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Further work is required to establish the quality of agricultural land at site specific level and the proportion of Grade 3 land classified as Grade 3a. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation?	?	?	?	There is uncertainty as to the nature of effect and level of significance as this will be	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the

SA Objective	Option 1: Northern Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?				dependent on the implementation of Local Plan policies.	re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	-	-	--	This option includes sites CH009, CH013, CH015, CH024, CH080 and CH081 that are assessed as sites within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Dependent on proposal specific information, there is scope that this option could lead to the deterioration of the setting of designated heritage assets. This option has been assessed as having an overall negative effect on this objective although the exact nature of effects are uncertain.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However options that include a number of sites in close proximity to designated heritage assets increases the risk of development resulting in harm or loss to the significance of a designated heritage asset that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment	-	-	--	This option includes a number of greenfield sites outside the current development boundary: CH073B, CH080, CH081, CH129 and CH132 that are assessed as having potential for effects on landscape character if developed, although the exact nature of effects are uncertain as they are dependent on proposal specific information. It should be noted that none of the above sites fall within the area identified as "important landscape setting to settlement"[(4)]. Overall this option has been assessed as having a negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. However options that include a number of sites that contribute to the current landscape setting to the settlement increases the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character

SA Objective	Option 1: Northern Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	identified in the NCA profiles?					and appearance of the landscape including historic landscape and other natural assets and resources.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	+	+	+	This option envisages locating the focus of growth to the north of the town. Delivery of a new school in the north of Cheadle could be expected to ease some pressure on peak time journeys to school that are currently concentrated in the south west of the town and this may help support opportunities for investment in culture and tourism that could result in positive effects on the local economy.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Proposals that have a positive effect on the town centre are likely to result in support for tourism and the visitor economy. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	+	+	The majority of sites comprising this option are located within 1,200m of the town centre and the wide range of key services and facilities that can be found here. Sites CH080, CH081 and CH132 are more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible for new residents of developments here. Overall the proposal has been assessed as having a minor positive effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development of residential sites with good access to the town centre is likely to result in a positive effect on the vitality and viability of Cheadle as residents of new developments could be expected to support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or	0	0	0	Developments of the sites comprising this option could encourage investment in people and infrastructure through developer contributions although this would be limited. This proposal has been assessed as having a neutral effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A local labour supply will help to deliver economic growth across the plan area. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

SA Objective	Option 1: Northern Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	minimise the loss or displacement of existing businesses?					
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	+	+	+	The proposal could facilitate residential development within 30 minutes travel time of existing employment provision. This proposal has been assessed as having a positive effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

Summary of significant effects:

Sites comprising the option "northern focus" are located both within and outside the existing settlement boundary. The sites are a range of sizes, four are large enough to yield over 100 homes each, a further three are each expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community. A further positive effect of the option is the opportunity it provides for the delivery of a new school. A new school in the north of Cheadle could be expected to ease some pressure on peak time journeys to the existing schools that are concentrated in the south west of the town. This is likely to result in positive effects on the town centre and may help support opportunities for investment in culture and tourism with positive effects on the local economy. All the sites comprising this option could deliver development within 500m of a bus stop and all but three sites are within 1,200m of the town centre with its wide range of key services and facilities. This is likely to result in positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre, providing support for walking and cycling and reducing the need to travel by car. However sites CH080, CH081 and CH132 are more than 1,200m away from the town centre, so this option could result in existing services and facilities being inaccessible for residents of some new developments. There is potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. The option includes sites CH002a and CH024 which border Cecilly Brook Local Nature Reserve (LNR), one of the most important sites for water voles (a protected species) in Staffordshire. In addition, sites CH002b, CH006 and CH009 are within 100m of the Reserve. CH129 is within 100m of Hales Hall Pool LNR. Sites CH073b and CH081 are within 200m of one of these Local Nature Reserves. This option is also likely to result in the development of sites subject to risk from flooding, the option includes sites CH002a, CH006, CH020, CH080, CH081 and CH132 all of which are partly located within a flood zone 3 area. Dependent on proposal specific information, there is scope that the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage assets. Sites CH009, CH013, CH015, CH024, CH080 and CH081 are within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Likely negative effects on landscape character have also been identified, sites

SA Objective	Option 1: Northern Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
CH073B, CH080, CH081, CH129 and CH132 are all greenfield sites outside the current development boundary, however none are within the area identified as "important landscape setting to settlement". The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments.						

Table 15.1 Assessment Table for Option 1: Northern Focus

1. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
2. Staffordshire Moorlands District Integrated Transport Study 2013-2031; Staffordshire County Council; November 2013
3. Extended phase 1 Habitat Survey for Staffordshire Moorlands District Council; Lockwood Hall Associates Ltd; 2015
4. Landscape Character Assessment of Staffordshire Moorlands; Wardell Armstrong; 2010

Option 2: South-Western focus

SA Objective	Option 2: South-Western Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure?	+/-	+/-	+/-	Development of the sites comprising the "south-western focus" include sites both within and outside the existing settlement boundary. The option could help support the delivery of a southern link road between A522 Tean Road and A521 Delphouse Road, which could result in positive effects on this objective. However sites CH002A, CH002B, CH006, CH009 and CH024 are within 100m of Cecilly Brook LNR and it is considered that this is likely to result in a negative effect arising from the potential for	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are dependent on the design and tenure mix, as well as the location of new development. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.

SA Objective	Option 2: South-Western Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?				adverse impacts on the District's GI network. Overall the assessment against this objective is considered to be mixed and uncertain as in addition it will be partly dependent on the implementation of Local Plan policies.	
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.	+	++	++	This option could enable the delivery of new development in good proximity to a wide range of services and facilities. Sites CH009, CH013 and CH015 are within 400m of the town centre; sites CH001, CH002A, CH002B, CH006, CH020 and CH024 are within 800m of the centre. Sites CH004 and sites CH085A, B, C and D are within 1,200m of the town centre. Of this option, only sites CH093 and CH128 are more than 1,200m from the centre. This is likely to result in very positive effects on improving access to jobs, services and facilities which could be expected to contribute to the advancement of equality of opportunity.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. **Mitigation measures**: Local Plan policies to help ensure that the needs of all members of the community can be addressed by helping to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and	+	+	++	This option could enable the delivery of new development in proximity to a range of healthcare facilities (eg within 1,200m from a GP surgery and open space). Development on the edge of settlement may offer opportunities to enable improved recreational access to the countryside. Overall this option has been assessed as having a positive effect on this objective in the medium and long term.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Delivering new homes in proximity to existing healthcare services and open space will have a positive effect on health. **Mitigation measures**: Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks,

SA Objective	Option 2: South-Western Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	recreational activities including access to the countryside?					including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of effect and level of significance as this will be dependent on the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Will it provide an appropriate mix of housing to enable all needs to be met? • Will it enable people to meet their needs within their existing communities? • Will it ensure that people can afford their housing?	+	++	++	The sites comprising the south-western focus option are a range of sizes, five are large enough to yield over 100 homes each, a further two are expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the needs of the whole community. This option has been assessed as having a very positive effect on this objective in the medium and long term.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Larger sites offer the most potential to deliver a range of types and tenures of new homes. **Mitigation measures**: Wider initiatives of the Council should be supported to help deliver additional affordable homes.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Will it minimise impacts on existing traffic congestion? • Will it support the use of public transport? • Will it support safe walking and cycling? • Will it protect and improve access to the natural environment and	+	+	++	All the sites comprising this option could deliver development within 500m of a bus stop and this is likely to result in a positive effect from supporting the use of public transport. Ten of the sixteen sites making up the option are within the settlement boundary (and all but one within 800m from the town centre) which could be expected to support the delivery of new development in close proximity to a wide range of services and facilities, helping to support the use of walking and cycling. Six sites are outside the existing	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development delivered close to existing services and facilities will help to reduce the number of journeys made by car. **Mitigation measures**: Local Plan policies to ensure that developments support safe walking and cycling and improve access to the natural environment.

SA Objective	Option 2: South-Western Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	support Green Infrastructure?				settlement boundary, four of these within 1,200m of services and facilities and two - CH093 and CH128 - more than 1,200m. Overall this option has been assessed as having a long term positive effect on this objective.	
ENVIRONMENTAL						
7. To minimise contributions to climate change and consider climate change adaptation.	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency? • Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?	-	-	-	Development of the sites comprising this option could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. All of the sites comprising this option could deliver development within 500m of a bus stop. Ten of the sixteen sites making up the option are within the settlement boundary (and all but one of these within 800m from the town centre) which could be expected to support the delivery of new development in close proximity to a wide range of services and facilities, helping to support the use of walking and cycling. Six sites are outside the existing settlement boundary, four of these within 1,200m of services and facilities and two - CH093 and CH128 - more than 1,200m. Whilst this may help reduce the need to travel by car, overall this option has been assessed as having a negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	-	-	--	This option includes site CH015 which is an edge of town centre site within100m of a candidate Air Quality Management Area. This option has been assessed as having a negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The main areas identified in the District as being of poor air quality are the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a

SA Objective	Option 2: South-Western Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
						primary link road from Stoke on Trent)[(1)]. The increase in number of dwellings and car journeys across Cheadle is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants and provide support for the Cheadle Transport Package[(2)].
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?	-	--	--	This option includes sites CH002A, CH006, CH020 and CH85B all of which are partly located within a flood zone 3 area. Also sites CH085A and CH093 that are partly within flood zone 2. It can be considered that this option is likely to result in the development of sites subject to risk from flooding. Development of sites could be expected to lead to an increase in wastewater and reduction of natural drainage. Mitigation measures are possible however. Overall this option has been assessed as having a significant negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test	• Will it protect and promote effective management of the district's sites of	-	--	--	This option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles in Staffordshire (water voles are a	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of

SA Objective	Option 2: South-Western Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
the plan's policies and proposals on European Sites and SSSIs	ecological and nature conservation importance? ● Will it help contribute to Staffordshire Biodiversity Action Plan objectives? ● Will it help deliver networks of biodiversity and green infrastructure?				protected species). In addition sites CH002b, CH006 and CH009 are within 100m of the Reserve. There is potential for development to result in disturbance of habitats, either singly or in combination with other sites. A number of these sites have the potential to support protected species[3] due to the proximity of the mosaic of stream habitats and presence of species rich hedgerows. Overall this option has been assessed as having a significant negative effect on this objective.	ecological and nature conservation importance, but the cumulative impact of the development of a number of sites which border, or are in close proximity to, a Local Nature Reserve pose risks of disturbance that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to ensure impacts on biodiversity are minimised and proposals provide net gains in biodiversity where possible.
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	● Will it safeguard the best and most versatile agricultural land? ● Will it minimise the loss of greenfield land? ● Will it reduce land contamination / instability? ● Will it reduce the amount of derelict land? ● Will it protect notable geological and geomorphological features?	--	--	--	This option includes sites CH001, CH002A, CH002B, CH004, CH006, CH009, CH024, CH085A, B, C and D, CH093 and CH128 that are assessed as Agricultural Land Classification (ALC) Grade 3 land, so the proposal could result in the loss of best and most versatile agricultural land.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Further work is required to establish the quality of agricultural land at site specific level and the proportion of Grade 3 land classified as Grade 3a. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	● Will it reduce waste generation? ● Will it maximise the re-use of existing buildings? ● Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of effect and level of significance as this will be dependent on the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.

SA Objective	Option 2: South-Western Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	-	-	--	This option includes sites CH009, CH013, CH015, CH024, CH085C, CH085D, CH093 and CH128 that are assessed as sites within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Dependent on proposal specific information, this option could lead to the deterioration of the setting of designated heritage assets. This option has been assessed as having an overall negative effect on this objective although the exact nature of effects are uncertain.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However options that include a number of sites in close proximity to designated heritage assets increases the risk that the cumulative impact of development may result in harm or loss to the significance of designated heritage assets that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	-	-	--	This option includes a number of greenfield sites outside the current development boundary: CH085A, B, C and D, CH093 and CH128 that are assessed as having potential for effects on landscape character if developed, although the exact nature of effects are uncertain as they are dependent on proposal specific information. It should be noted that none of the above sites fall within the area identified as "important landscape setting to settlement"[(4)]. The overall impact of development of site CH093 on the purposes of the Green Belt was assessed as moderate and of site CH128 as limited[(5)]; with the report recommendation that the Council consider both sites for Green Belt release under exceptional circumstances. Overall this option has been assessed as having a negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. However options that include a number of sites that contribute to the current landscape setting to the settlement increases the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.

SA Objective	Option 2: South-Western Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	0	0	-	This option envisages locating the focus of growth to the south west of the town, close to existing school sites. If this resulted in more journeys to school being made on foot, this could lead to positive effects. However if additional journeys to key sites such as schools are principally made by car, focusing development around the existing cluster of schools may exacerbate congestion at peak times due to the concentration of journeys to school into one area of the town. This may have a neutral or long-term negative effect on the further development of sustainable tourism and local distinctiveness.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Proposals that have a positive effect on the town centre are likely to result in support for tourism and the visitor economy. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	+	+	The County Council assessment of travelling conditions in Cheadle notes that there are significant delays along Leek Road and Froghall Road (in bound) that can be related to capacity constraints at the Leek Road / High Street / Tape Street junction between 8am and 9am[6]. However, over the majority of Cheadle's road network journey times are considered to be reliable and delays relatively modest. A further transport study[7] was commissioned to assess impacts of additional housing and employment land provision on the highway network. Whilst the study predicted that the impacts of planned new development would still enable the overall network in Cheadle to generally remain operating within capacity, a number of further actions were recommended. In addition the County Council has proposed a study to consider the potential impacts on town centre traffic levels of a southern link road between A522 Tean Road	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development of residential sites with good access to the town centre is likely to result in a positive effect on the vitality and viability of Cheadle as residents of new developments could be expected to support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.

SA Objective	Option 2: South-Western Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					and A521 Delphouse Road. Sites comprising this option may provide the opportunity to deliver a southern link road. The majority of sites comprising this option are located within 1,200m of the town centre and the wide range of key services and facilities that can be found here. Only sites CH093 and CH128 are more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible for new residents of developments here. Overall the proposal has been assessed as having a minor positive effect on this objective.	
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	0	0	0	Developments of the sites comprising this option could encourage investment in people and infrastructure through developer contributions. This proposal has been assessed as having a neutral effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A local labour supply will help to deliver economic growth across the plan area. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	+	+	+	The proposal could facilitate residential development within 30 minutes travel time of existing employment provision. This proposal has been assessed as having a positive effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.

SA Objective	Option 2: South-Western Focus					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
Summary of significant effects: Sites comprising the option "south western focus" are located both within and outside the existing settlement boundary. The sites are a range of sizes, five are large enough to yield over 100 homes each, a further two are expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community. A further positive effect of the option is the opportunity it provides for the delivery of a southern link road to help relieve traffic congestion in the town centre. However focusing new development where there is an existing cluster of schools may exacerbate congestion at peak times from concentrating journeys to school into one area of town. Unless the new journeys to school are mainly made on foot, this may result in negative effects on the town centre. All of the sites comprising this option could deliver development within 500m of a bus stop and all but two are within 1,200m of the town centre with its wide range of key services and facilities. This is likely to result in positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre, providing support for walking and cycling and reducing the need to travel by car. However sites CH093 and CH128 are more than 1,200m away from the town centre, so this option could result in existing services and facilities being inaccessible for residents of some new developments. There is potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. The option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles (a protected species) in Staffordshire. In addition, sites CH002B, CH006 and CH009 are within 100m of the Reserve. This option is also likely to result in the development of sites subject to risk from flooding, the option includes sites CH002A, CH006, CH020 and CH085B all of which are partly located within a flood zone 3 area; and sites CH085A and CH093 that are partly within flood zone 2. Dependent on proposal specific information, the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage assets. Sites CH009, CH013, CH015, CH024, CH085C, CH085D, CH093 and CH128 are within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Likely negative effects on landscape character have also been identified; sites CH085A, B, C and D, CH093 and CH128 are all greenfield sites outside the current development boundary, however none are within the area identified as "important landscape setting to settlement". Sites CH093 and CH128 have been recommended as appropriate to consider for release from the Green Belt under exceptional circumstances. The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments.						

Table 15.2 Assessment Table for Option 2: South-Western Focus

1. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
2. Staffordshire Moorlands District Integrated Transport Study 2013-2031; Staffordshire County Council; November 2013
3. Extended phase 1 Habitat Survey for Staffordshire Moorlands District Council; Lockwood Hall Associates Ltd; 2015
4. Landscape Character Assessment of Staffordshire Moorlands; Wardell Armstrong; 2010
5. Green Belt Review Study; Amec Foster Wheeler; November 2015
6. Staffordshire Moorlands District Integrated Transport Study 2013-2031; Staffordshire County Council; November 2013
7. Transport Study Report: Cheadle Town Centre; Staffordshire County Council; November 2015

Option 3: Scattered approach

SA Objective	Option 3: Scattered approach						
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	+/-	+/-	+/-	Development of the sites comprising the "scattered approach" include sites both within and outside the existing settlement boundary. Through the inclusion of site CH132, the option could enable the delivery of a new school and this is likely to result in positive effects on this objective. However sites CH002A, CH002B, CH006, CH009 and CH024 are within 100m of Cecilly Brook LNR and it is considered that this is likely to result in a negative effect arising from the potential for adverse impacts on the District's GI network. Overall the assessment against this objective is considered to be mixed and uncertain as in addition it will be partly dependent on the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are dependent on the design and tenure mix, as well as the location of new development. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation? • Will it help to minimise the distance people need to travel to access education, employment, shopping and	+	++	++	This option could enable the delivery of new development in good proximity to a wide range of services and facilities. Sites CH009, CH013 and CH015 are within 400m of the town centre; sites CH001, CH002A, CH002B, CH006, CH020 and CH024 are within 800m of the centre. Sites CH004, CH075A, B and C, 85A and 85D are within 1,200m of the town centre. Of this option, only sites CH081, CH128 and CH132 are more than 1,200m from the centre. This is likely to result in very positive effects on improving access to jobs, services and facilities which could be	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. **Mitigation measures**: Local Plan policies to help ensure that the needs of all members of the community can be addressed by helping to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.

SA Objective	Option 3: Scattered approach					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	other key services and facilities.				expected to contribute to the advancement of equality of opportunity.	
3. To improve health and reduce health inequalities.	• Will it improve health or access to health facilities? • Will it promote healthy lifestyles? • Will it reduce health inequalities? • Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	+	+	++	This option could enable the delivery of new development in proximity to a range of healthcare facilities (eg within 1,200m from a GP surgery and open space). Development on the edge of settlement may offer opportunities to enable improved recreational access to the countryside. Overall this option has been assessed as having a positive effect on this objective in the medium and long term.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Delivering new homes in proximity to existing healthcare services and open space will have a positive effect on health. **Mitigation measures**: Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	• Will it reduce actual levels of crime? • Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of effect and level of significance as this will be dependent on the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	• Will it provide an appropriate mix of housing to enable all needs to be met? • Will it enable people to meet their needs within their existing communities? • Will it ensure that people can afford their housing?	+	++	++	The sites comprising the scattered approach option are a range of sizes, three are large enough to yield over 100 homes each, a further six are each expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the needs of the whole community. This option has been assessed as having a very positive effect on this objective in the medium and long term.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Larger sites offer the most potential to deliver a range of types and tenures of new homes. **Mitigation measures**: Wider initiatives of the Council should be supported to help deliver additional affordable homes.

SA Objective	Option 3: Scattered approach					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	• Will it minimise impacts on existing traffic congestion? • Will it support the use of public transport? • Will it support safe walking and cycling? • Will it protect and improve access to the natural environment and support Green Infrastructure?	+	+	++	All the sites comprising this option could deliver development within 500m of a bus stop and this is likely to result in a positive effect from supporting the use of public transport. Ten of the eighteen sites making up the option are within the settlement boundary (and all but one within 800m from the town centre) which could be expected to support the delivery of new development in close proximity to a wide range of services and facilities, helping to support the use of walking and cycling. Eight sites are outside the existing settlement boundary, five of these are within 1,200m of services and facilities and three - CH081, CH128 and CH132 - more than 1,200m. Overall this option has been assessed as having a long term positive effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development delivered close to existing services and facilities will help to reduce the number of journeys made by car. **Mitigation measures**: Local Plan policies to ensure that developments support safe walking and cycling and improve access to the natural environment.
ENVIRONMENTAL						
7. To minimise contributions to climate change and consider climate change adaptation.	• Will it reduce emissions of greenhouse gases particularly CO_2? • Will it increase energy efficiency? • Will it increase the use of renewable energy? • Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?	-	-	-	Development of the sites comprising this option could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. All of the sites comprising this option could deliver development within 500m of a bus stop. Ten of the eighteen sites making up the option are within the settlement boundary (and all but one of these within 800m from the town centre) which could be expected to support the delivery of new development in close proximity to a wide range of services and facilities, helping to support the use of walking and cycling. Eight sites are outside the existing settlement boundary, five of these within 1,200m of	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.

SA Objective	Option 3: Scattered approach					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					services and facilities and three - CH081, CH128 and CH132 - more than 1,200m. Whilst this may help reduce the need to travel by car, overall this option has been assessed as having a negative effect on this objective.	
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	-	-	--	This option includes site CH015 which is an edge of town centre site within100m of a candidate Air Quality Management Area. This option has been assessed as having a negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The main areas identified in the District as being of poor air quality are the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)**(1)**. The increase in number of dwellings and car journeys across Cheadle is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants and provide support for the Cheadle Transport Package**(2)**.
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water	-	--	--	This option includes sites CH002A, CH006, CH020, CH081 and CH132 all of which are partly located within a flood zone 3 area. Also site CH085A is partly within flood zone 2. It can be considered that this option is likely to result in the development of sites subject to risk from flooding. Development of sites could be expected to lead to an increase in wastewater and reduction of natural drainage. Mitigation measures are possible however. Overall this option has been	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.

SA Objective	Option 3: Scattered approach					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?				assessed as having a significant negative effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	-	--	--	This option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles in Staffordshire (water voles are a protected species). In addition sites CH002B, CH006 and CH009 are within 100m of the Reserve and sites CH075A, B and C are within 200-400m. There is potential for development to result in disturbance of habitats, either singly or in combination with other sites. A number of these sites have the potential to support protected species[3] due to the proximity of the mosaic of stream habitats and presence of species rich hedgerows. Overall this option has been assessed as having a significant negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the cumulative impact of the development of a number of sites which border, or are in close proximity to, a Local Nature Reserve pose risks of disturbance that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to ensure impacts on biodiversity are minimised and proposals provide net gains in biodiversity where possible.
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability?	--	--	--	This option includes sites CH001, CH002A, CH002B, CH004, CH006, CH009, CH024, CH075A, B and C, CH081, CH085A and D, CH128 and CH132 that are assessed as Agricultural Land Classification (ALC) Grade 3 land, so the proposal could result in the loss of best and most versatile agricultural land.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Further work is required to establish the quality of agricultural land at site specific level and the proportion of Grade 3 land classified as Grade 3a. **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.

SA Objective	Option 3: Scattered approach					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?					
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of effect and level of significance as this will be dependent on the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	-	-	--	This option includes sites CH009, CH013, CH015, CH024, CH075C, CH081, CH085D and CH128 that are assessed as sites within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Dependent on proposal specific information, this option could lead to the deterioration of the setting of designated heritage assets. This option has been assessed as having an overall negative effect on this objective although the exact nature of effects are uncertain.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However options that include a number of sites in close proximity to designated heritage assets increases the risk that the cumulative impact of development may result in harm or loss to the significance of designated heritage assets that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?	--	--	--	This option includes a number of greenfield sites outside the current development boundary: CH075A, B and C, CH081, CH085A and D, CH128 and CH132 that are	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for

SA Objective	Option 3: Scattered approach					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
other natural assets and resources.	• Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?				assessed as having potential for effects on landscape character if developed, although the exact nature of effects are uncertain as they are dependent on proposal specific information. Sites CH075A, B and C lie in the area identified as "important landscape setting to settlement"(4); and are described as small scale landscape with strong vegetation to field boundaries. The overall impact of development of site CH128 on the purposes of the Green Belt was assessed as limited(5); with the report recommendation that the Council consider this site for Green Belt release under exceptional circumstances. Overall this option has been assessed as having a negative effect on this objective.	landscape character and natural assets. However options that include a number of sites that contribute to the current landscape setting to the settlement increases the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	0	0	-	This option envisages small scale extensions to the periphery of the town. The option includes site CH132 which may help to deliver a new school to the north and this could be expected to ease some pressure on peak time journeys to school currently concentrated in the south west of the town. A positive impact on the town centre may help to support opportunities for investment in the visitor economy. However the option also includes sites comprising a small scale extension to the south west that may contribute to "school-run" congestion in this part of the town. Unlike the south-west focus option, the scattered approach may not deliver the necessary sites to enable a potential link road. Overall this option has been assessed as having a neutral or long-term negative effect on the further	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Proposals that have a positive effect on the town centre are likely to result in support for tourism and the visitor economy. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.

SA Objective	Option 3: Scattered approach					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					development of sustainable tourism and local distinctiveness.	
ECONOMIC						
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	+	+	The County Council assessment of travelling conditions in Cheadle notes that there are significant delays along Leek Road and Froghall Road (in bound) that can be related to capacity constraints at the Leek Road / High Street / Tape Street junction between 8am and 9am[6]. However, over the majority of Cheadle's road network journey times are considered to be reliable and delays relatively modest. A further transport study[7] was commissioned to assess impacts of additional housing and employment land provision on the highway network. Whilst the study predicted that the impacts of planned new development would still enable the overall network in Cheadle to generally remain operating within capacity, a number of further actions were recommended. In addition the County Council has proposed a study to consider the potential impacts on town centre traffic levels of a southern link road between A522 Tean Road and A521 Delphouse Road. Although the option includes sites CH128 and CH085A and D, this may be insufficient development in this part of the town to provide opportunity to deliver a southern link road. The majority of sites comprising this option are located within 1,200m of the town centre and the wide range of key services and facilities that can be found here. Only sites CH081, CH128 and CH132 are more than 1,200m away from the town centre which	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development of residential sites with good access to the town centre is likely to result in a positive effect on the vitality and viability of Cheadle as residents of new developments could be expected to support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres.

SA Objective	Option 3: Scattered approach					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					could result in existing services and facilities being inaccessible for new residents of developments here. Overall the proposal has been assessed as having a minor positive effect on this objective.	
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	• Will it provide a balanced portfolio of employment land in sustainable locations? • Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?	0	0	0	Developments of the sites comprising this option could encourage investment in people and infrastructure through developer contributions. This proposal has been assessed as having a neutral effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: A local labour supply will help to deliver economic growth across the plan area. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	• Will it meet the employment needs of local people? • Will it increase economic activity levels? • Will it improve physical accessibility to jobs? • Will it support higher income levels for local residents?	+	+	+	The proposal could facilitate residential development within 30 minutes travel time of existing employment provision. This proposal has been assessed as having a positive effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
Summary of significant effects: Sites comprising the option "scattered approach" are located both within and outside the existing settlement boundary. The sites are a range of sizes, three are large enough to yield over 100 homes each, a further six are each expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community. A further positive effect of the option is the opportunity it provides for the delivery of a new school. A new school in the north of Cheadle could be expected to ease some pressure on peak tine journeys to the existing schools that are concentrated in the south west of the town. However this option also includes some sites comprising a small scale extension to the south west, where there is an existing cluster of schools and this may contribute to "school run congeston" issues in this part of the town. All of the sites comprising this option could deliver development within 500m of a bus stop and all but three are within 1,200m of the town centre with its wide range of key services and facilities. This is likely to result in positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre, providing support for walking and cycling and reducing the need to travel by car. However sites					

SA Objective	Option 3: Scattered approach					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
CH081, CH128 and CH132 are more than 1,200m away from the town centre, so this option could result in existing services and facilities being inaccessible for residents of some new developments. There is potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. The option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles (a protected species) in Staffordshire. In addition, sites CH002B, CH006 and CH009 are within 100m of the Reserve. This option is also likely to result in the development of sites subject to risk from flooding, the option includes sites CH002A, CH006, CH020, CH81 and CH132 all of which are partly located within a flood zone 3 area; and site CH085A that is partly within flood zone 2. Dependent on proposal specific information, the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage assets. Sites CH009, CH013, CH015, CH024, CH075C, CH081, CH085D, and CH128 are within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Likely negative effects on landscape character have also been identified; sites CH075A, B and C, CH081, CH085A and D, CH128 and CH132 are all greenfield sites outside the current development boundary; sites CH075A, B and C lie in the area identified as "important landscape setting to settlement, where impacts may be most significant. Site CH128 has been recommended as appropriate to consider for release from the Green Belt under exceptional circumstances. The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments.						

Table 15.3 Assessment Table for Option 3: Scattered approach

1. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
2. Staffordshire Moorlands District Integrated Transport Study 2013-2031; Staffordshire County Council; November 2013
3. Extended phase 1 Habitat Survey for Staffordshire Moorlands District Council; Lockwood Hall Associates Ltd; 2015
4. Landscape Character Assessment of Staffordshire Moorlands; Wardell Armstrong; 2010
5. Green Belt Review Study; Amec Foster Wheeler; November 2015
6. Staffordshire Moorlands District Integrated Transport Study 2013-2031; Staffordshire County Council; November 2013
7. Transport Study Report: Cheadle Town Centre; Staffordshire County Council; November 2015

Additional option appraised July 2017

Option 4: North-South clusters with small sites scattered through town

SA Objective	Option 4: North-South clusters with small sites scattered through town					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	• Will it make a positive contribution towards community cohesion? • Will it improve neighbourhood quality? • Will it ensure that there is adequate open space and support Green Infrastructure? • Will it minimise light and noise pollution? • Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?	+/?	+/?	+/?	Development of the sites comprising a north-south focus with small sites scattered through town include sites both within and outside the existing settlement boundary. The option could help support the delivery of a southern link road between A522 Tean Road and A521 Delphouse Road, which could result in positive effects on this objective. However sites CH002A, CH002B and CH024 are within 100m of Cecilly Brook LNR and it is considered that this is likely to result in a negative effect arising from the potential for adverse impacts on the District's GI network. However this option does not include two sites (CHOO6 and CH009) which were also within 100m of the LNR which may help to reduce potential for cumulative impacts. Overall the assessment against this objective is considered to be uncertain as it will be partly dependent on the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Community cohesion and local environmental quality are dependent on the design and tenure mix, as well as the location of new development. **Mitigation measures**: Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	• Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity,	+	++	++	This option could enable the delivery of new development in good proximity to a wide range of services and facilities. Sites CH013 and CH015 are within 400m of the town centre; sites CH001, CH002A, CH002B, CH020 and CH024 are within 800m of the centre. Sites CH004 and sites CH085A, B, C and D are within 1,200m of the town centre. Of this option, only sites CH132 and CH128 are more than 1,200m from the	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. **Mitigation measures**: Local Plan policies to help ensure that the needs of all members of the community can be addressed by helping to

SA Objective	Option 4: North-South clusters with small sites scattered through town					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	race, religion / belief, sex and sexual orientation? ● Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.				centre. This is likely to result in very positive effects on improving access to jobs, services and facilities which could be expected to contribute to the advancement of equality of opportunity.	minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.
3. To improve health and reduce health inequalities.	● Will it improve health or access to health facilities? ● Will it promote healthy lifestyles? ● Will it reduce health inequalities? ● Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?	0	+	++	This option could enable the delivery of new development in proximity to a range of healthcare facilities (eg within 1,200m from a GP surgery and open space). Development on the edge of settlement may offer opportunities to enable improved recreational access to the countryside. Overall this option has been assessed as having a positive effect on this objective in the medium and long term.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Delivering new homes in proximity to existing healthcare services and open space will have a positive effect on health. **Mitigation measures**: Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	● Will it reduce actual levels of crime? ● Will it reduce fear of crime?	?	?	?	There is uncertainty as to the nature of effect and level of significance as this will be dependent on the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Good design will help minimise opportunities for crime and reduce the fear of crime. **Mitigation measures**: Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range	● Will it provide an appropriate mix of	+	++	++	The sites comprising the north-south cluster option are a range of sizes, three are large enough to yield over 100 homes each, a further	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Larger sites offer the most potential to

SA Objective	Option 4: North-South clusters with small sites scattered through town					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	housing to enable all needs to be met? ● Will it enable people to meet their needs within their existing communities? ● Will it ensure that people can afford their housing?				four are expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the needs of the whole community. This option has been assessed as having a very positive effect on this objective in the medium and long term.	deliver a range of types and tenures of new homes. **Mitigation measures**: Wider initiatives of the Council should be supported to help deliver additional affordable homes.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	● Will it minimise impacts on existing traffic congestion? ● Will it support the use of public transport? ● Will it support safe walking and cycling? ● Will it protect and improve access to the natural environment and support Green Infrastructure?	+	+	++	All the sites comprising this option could deliver development within 500m of a bus stop and this is likely to result in a positive effect from supporting the use of public transport. Eight of the fourteen sites making up the option are within the settlement boundary (and all but two within 800m from the town centre) which could be expected to support the delivery of new development in close proximity to a wide range of services and facilities, helping to support the use of walking and cycling. Overall this option has been assessed as having a long term positive effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development delivered close to existing services and facilities will help to reduce the number of journeys made by car. **Mitigation measures**: Local Plan policies to ensure that developments support safe walking and cycling and improve access to the natural environment.
ENVIRONMENTAL						
7. To minimise contributions to climate change and consider climate change adaptation.	● Will it reduce emissions of greenhouse gases particularly CO_2? ● Will it increase energy efficiency? ● Will it increase the use of renewable energy? ● Will it ensure new development is in accessible locations in order to reduce the need	-	-	-	Development of the sites comprising this option could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. All of the sites comprising this option could deliver development within 500m of a bus stop. Eight of the fourteen sites making up the option are within the settlement boundary (and all but two of these within 800m from the town centre) which could be expected to support the delivery of new development in close proximity to a wide range	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. **Mitigation measures**: Local Plan policies to ensure that high environmental design standards are supported and that

SA Objective	Option 4: North-South clusters with small sites scattered through town					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	for car use and / or encourage sustainable forms of transport?				of services and facilities, helping to support the use of walking and cycling. Whilst this may help reduce the need to travel by car, overall this option has been assessed as having a negative effect on this objective.	developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	• Will it minimise emissions of airborne pollutants? • Will it maximise the removal of air pollutants (e.g. by trees)?	-	-	--	This option includes site CH015 which is an edge of town centre site within100m of a candidate Air Quality Management Area. This option has been assessed as having a negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: The main areas identified in the District as being of poor air quality are the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)**(1)**. The increase in number of dwellings and car journeys across Cheadle is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. **Mitigation measures**: Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants and provide support for the Cheadle Transport Package**(2)**.
9. To reduce flood risk, protect and enhance water sources.	• Is new development directed towards areas of least flood risk? • Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development?	-/?	-/?	-/?	This option includes sites CH002A, CH020, CH085A and CH85B where small areas of flood zones 2 or 3 at the edge of each site have been excluded from the boundary of each proposed allocation (these areas could however form part of open space / surface water mitigation). However it can be considered that this option is likely to result in the development of sites subject to some remaining risk from flooding. Development of sites could be expected to lead	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development will be permitted only where schemes meet development plan requirements for management of flood risk. **Mitigation measures**: Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.

SA Objective	Option 4: North-South clusters with small sites scattered through town					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?				to an increase in wastewater and reduction of natural drainage. Mitigation measures are possible however. Overall this option has been assessed as having an uncertain effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?	-	--	--	This option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles in Staffordshire (water voles are a protected species). In addition site CH002B is within 100m of the Reserve. There is potential for development to result in disturbance of habitats, either singly or in combination with other sites. Sites have the potential to support protected species[3] due to the proximity of the mosaic of stream habitats and presence of species rich hedgerows. Overall this option has been assessed as having a significant negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the cumulative impact of the development of a number of sites which border, or are in close proximity to, a Local Nature Reserve pose risks of disturbance that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to ensure impacts on biodiversity are minimised and proposals provide net gains in biodiversity where possible.
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability?	-	-	-	This option includes sites CH001, CH013, CH020, CH0132, CH085A, B, C and D and CH128 indicated on the predictive map of Best and Most Versatile (BMV) agricultural land as partly or wholly within an area where 20 - 60% of the land is likely to be BMV; whilst parts of sites CH085A, B and C are indicated on the predictive map of Best and Most Versatile agricultural land as within an area where over 60% of the land is likely to	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: **Mitigation measures**: Local Plan policies to ensure protection and enhancement of geologically important sites.

SA Objective	Option 4: North-South clusters with small sites scattered through town					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	• Will it reduce the amount of derelict land? • Will it protect notable geological and geomorphological features?				be BMV and overall this is likely to have a negative effect.	
12. To minimise the use of non-renewable resources.	• Will it reduce waste generation? • Will it maximise the re-use of existing buildings? • Will it increase the use of building materials from sustainable sources?	?	?	?	There is uncertainty as to the nature of effect and level of significance as this will be dependent on the implementation of Local Plan policies.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. **Mitigation measures**: Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	• Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and non-designated assets) along with their settings? • Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?	-/?	-/?	-/?	This option includes sites CH013, CH015, CH024, CH085C, CH085D and CH128 that are assessed as sites within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Dependent on proposal specific information, this option could lead to the deterioration of the setting of designated heritage assets. This option has been assessed as having an overall negative effect on this objective although the exact nature of effects are uncertain.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However options that include a number of sites in close proximity to designated heritage assets increases the risk that the cumulative impact of development may result in harm or loss to the significance of designated heritage assets that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.

SA Objective	Option 4: North-South clusters with small sites scattered through town					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	• Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness? • Will it promote development on brownfield land? • Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?	-/?	-/?	-/?	This option includes a number of greenfield sites outside the current development boundary: CH085A, B, C and D, CH128 and CH132 that are assessed as having potential for effects on landscape character if developed, although the exact nature of effects are uncertain as they are dependent on proposal specific information. It should be noted that none of the above sites fall within the area identified as "important landscape setting to settlement"[4]. The overall impact of development of site CH128 on the purposes of the Green Belt was assessed as limited[5]; with the report recommendation that the Council consider the site for Green Belt release under exceptional circumstances. Overall this option has been assessed as having an uncertain negative effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Policies in the Local Plan will provide protection for landscape character and natural assets. However options that include a number of sites that contribute to the current landscape setting to the settlement increases the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. **Mitigation measures**: Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	• Will it support the development of a vibrant cultural economy and local distinctiveness? • Does it help support tourism and the visitor economy?	+	+	++	This option envisages locating two main clusters of development, one to the north and one to the south of the town, providing some development close to existing school sites in the south and delivering land for the provision of a new school in the north. This may result in more journeys to school being made on foot, which is likely to lead to positive effects. Avoiding focusing development around the existing cluster of schools and enabling delivery of a new school to the north, may avoid exacerbating congestion at peak times due to the existing concentration of journeys to school into one area of the town. This may help support opportunities for investment in culture and tourism that are likely to lead to long-term positive effects on sustainable tourism and local distinctiveness.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Proposals that have a positive effect on the town centre are likely to result in support for tourism and the visitor economy. **Mitigation measures**: Local Plan policies to support tourism and the visitor economy.
ECONOMIC						

SA Objective	Option 4: North-South clusters with small sites scattered through town					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	• Will it safeguard shops and services in existing centres? • Will it safeguard and improve the retail, leisure and service provision?	+	+	+	The County Council assessment of travelling conditions in Cheadle notes that there are significant delays along Leek Road and Froghall Road (in bound) that can be related to capacity constraints at the Leek Road / High Street / Tape Street junction between 8am and 9am[6]. However, over the majority of Cheadle's road network journey times are considered to be reliable and delays relatively modest. A further transport study[7] was commissioned to assess impacts of additional housing and employment land provision on the highway network. Whilst the study predicted that the impacts of planned new development would still enable the overall network in Cheadle to generally remain operating within capacity, a number of further actions were recommended. This study was updated in April 2017[8] and provides a package of mitigation measures. In addition the County Council has proposed a study to consider the potential impacts on town centre traffic levels of a southern link road between A522 Tean Road and A521 Delphouse Road. Sites comprising this option may provide the opportunity to deliver a southern link road. The majority of sites comprising this option are located within 1,200m of the town centre and the wide range of key services and facilities that can be found here. Only sites CH132 and CH128 are more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible for new residents of developments here. Overall the proposal has been assessed as having a minor positive effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Development of residential sites with good access to the town centre is likely to result in a positive effect on the vitality and viability of Cheadle as residents of new developments could be expected to support their local retail, leisure and service provision. **Mitigation measures**: Local Plan policies to support town and village centres. Developers of strategic sites should be required to liaise with SCC and bus operators through the planning process to ensure developments have good access to public transport provision.
17. To strengthen, modernise and	• Will it provide a balanced portfolio of employment	0	0	0	Developments of the sites comprising this option could encourage investment in people and	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**:

SA Objective	Option 4: North-South clusters with small sites scattered through town					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
diversify the District economy, and promote sustainable economic growth	land in sustainable locations? ● Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?				infrastructure through developer contributions. This proposal has been assessed as having a neutral effect on this objective.	A local labour supply will help to deliver economic growth across the plan area. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	● Will it meet the employment needs of local people? ● Will it increase economic activity levels? ● Will it improve physical accessibility to jobs? ● Will it support higher income levels for local residents?	+	+	+	The proposal could facilitate residential development within 30 minutes travel time of existing employment provision. This proposal has been assessed as having a positive effect on this objective.	**Geographical scale**: Local Plan area; **Effects**: Permanent; **Assumptions made**: Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. **Mitigation measures**: Local Plan policies to support sustainable economic growth.
Summary of significant effects: Sites comprising the option "north-south clusters with small scattered sites" are located both within and outside the existing settlement boundary. The sites are a range of sizes, three are large enough to yield over 100 homes each, a further four are expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community. A further positive effect of the option is the opportunity it provides for the delivery of a southern link road to help relieve traffic congestion in the town centre. In addition, enabling a cluster of new development to the south where there are existing school sites whilst also providing land for a new school to the north of the town is expected to spread journeys to school and help to avoid exacerbating congestion at peak times and this is likely to lead to positive effects on the town centre. All of the sites comprising this option could deliver development within 500m of a bus stop and all but two are within 800m of the town centre with its wide range of key services and facilities. This is likely to result in further positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre, providing support for walking and cycling and reducing the need to travel by car. However sites CH128 and CH132 are more than 1,200m away from the town centre, so this option could also result in existing services and facilities being less accessible for residents of some new developments. This option (in comparison with other options) minimises potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. Whilst the option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles (a protected species) in Staffordshire, sites CH006 and CH009 (within 100m of the Reserve) are not identified as preferred options. This option is also less likely than previous options to result in the development of sites subject to risk from flooding - the option includes sites CH002A, CH020, CH085A and CH85B where small areas of flood					

SA Objective	Option 4: North-South clusters with small sites scattered through town					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	zones 2 or 3 at the edge of each site have been excluded from the boundary of each proposed allocation. Dependent on proposal specific information, the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Likely negative effects on landscape character have also been identified; sites CH085A, B, C and D, CH128 and CH132 are all greenfield sites outside the current development boundary, however none are within the area identified as "important landscape setting to settlement". The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments.					

Table 15.4 Assessment Table for Option 4: North - South clusters with small sites scattered through town

1. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
2. Staffordshire Moorlands District Integrated Transport Study 2013-2031; Staffordshire County Council; November 2013
3. Extended phase 1 Habitat Survey for Staffordshire Moorlands District Council; Lockwood Hall Associates Ltd; 2015
4. Landscape Character Assessment of Staffordshire Moorlands; Wardell Armstrong; 2010
5. Green Belt Review Study; Amec Foster Wheeler; November 2015
6. Staffordshire Moorlands District Integrated Transport Study 2013-2031; Staffordshire County Council; November 2013
7. Transport Study Report: Cheadle Town Centre; Staffordshire County Council; November 2015
8. Transport Study Report: Cheadle Town Centre - Phase 2; Amey for Staffordshire County Council; April 2017

Appraisal of preferred option policies

16 Appraisal of preferred option policies

16.1 The methodology used to appraise policies in the Local Plan was drawn from that set out in the SA Scoping report and based on the SA Framework. These appraisals were carried out on initial policy drafts in November and December 2016.

Scoring of options

Score	
++	The allocation will have a very positive impact on the sustainability objective
+	The allocation will have a slightly positive impact on the sustainability objective
0	The allocation will have a negligible or neutral impact on the sustainability objective. A recorded neutral effect does not necessarily mean that there will be no effect at the project level, but shows that at this strategic level there are no identifiable effects.
-	The allocation will have a slightly negative impact on the sustainability objective
--	The allocation will have a very negative impact on the sustainability objective
i	The outcome could be dependent on implementation, or more detail is required to make an assessment
?	The impact of an issue cannot be predicted at this stage

Table 16.1 Scoring of options

16.2 Different components within an option may generate varying impacts. This is indicated by "/".

Key to Table

- ST: Short term = 0 - 5 years
- MT: Medium term = 5 - 10 years
- LT: Long term = over 10 years

16.1 Strategic policies

Preferred Option Policy SS1 Development Principles

SA Framework		Preferred Option Policy: SS1 Development Principles				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	Development principles are designed to secure high quality, attractive and well maintained environments, this could enable significant improvements to the social and environmental quality of the neighbourhood in the medium to long term.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions. **Mitigation**: The policy could make reference to enhancement of the District's GI network.
	2 Improving access to jobs, services and facilities	Policy seeks to deliver easy access to jobs, shops and transport services by all sections of the community, this is likely to lead to significant positive effects.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Policy seeks to deliver quality local health-care which could result in the delivery of new health-care facilities.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Appropriate proposals come forward in the plan period.
	4 Minimise opportunities for crime and reduce fear of crime	Policy seeks to deliver a safe environment and may lead to a reduction in the level of crime and fear of crime through design and or other safety measures.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy intention is to secure a mix of types and tenures of quality, affordable homes, including starter homes to meet needs and	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions**

SA Framework		Preferred Option Policy: SS1 Development Principles				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.		could make a significant contribution to meeting the needs of the whole community.				**made**:Principles enforced at planning application stage will implement policy intentions. **Mitigation**: The policy could reference needs of older people, including for extra care provision.
	6 Reduce number of journeys made by car	Policy requires a sequential approach to the sustainable location of development and easy access to services and facilities which could help to reduce the number of journeys made by car.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: A sequential approach will help to focus development close to existing communities. **Mitigation**: Policy could refer to strengthening links between rural areas and towns by sustainable forms of transport.

SA Framework		Preferred Option Policy: SS1 Development Principles				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA);	7 Minimise contributions to climate change, consider climate change adaptation	Policy requires development that contributes effectively to tackling climate change and reduced carbon emissions. More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations. **Mitigation**: Policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy.
	8 Improve air quality	Policy intention is the creation of a healthy environment. More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. **Mitigation**: The location of identified areas of poor air quality should be a factor in considering preferred locations for new development. Delivery of significant soft landscape features should be required.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	The policy seeks to make effective use of previously developed land and to secure development that protects and enhances the natural and historic environment. Significance of effect is dependent on implementation of the policy.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SS1 Development Principles				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	11 Safeguard geological resources including the best and most versatile agricultural land	The policy seeks to make effective use of previously developed land and to secure development that protects and enhances the natural and historic environment. Significance of effect is dependent on implementation of the policy.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	Policy requires development that secures effective use of resources including making best use of existing buildings.	+	+	+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy requires development that maintains the distinctive character of the District's towns and villages and their settings.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy requires development that protects and enhances the natural and historic environment of the District.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: SS1 Development Principles				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Taking account of the distinctive character of the District, including its natural and historic environment will support and strengthen Staffordshire Moorlands tourism attraction and help to maintain the visitor economy.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a decline in the natural and built environment.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy intent is to create sustainable, self-sufficient settlements encouraging a strong, prosperous and diverse economy and this could lead to enhancing the vitality and viability of the District's towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	Policy intent is to create sustainable, self-sufficient settlements encouraging a strong, prosperous and diverse economy and this could lead to investment in business, people and infrastructure, resulting in a strengthened and more diversified economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Policy intent is to create sustainable, self-sufficient settlements encouraging a strong, prosperous and diverse economy and this could facilitate the delivery of new employment opportunities, or residential development in close proximity to existing local employment provision, depending on implementation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: SS1 Development Principles				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						

SA Framework		Preferred Option Policy: SS1 Development Principles				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Summary of significant effects of policy: Policy SS1 Development Principles expects development to contribute positively to the social, economic and environmental improvement of the District in partnership with other agencies and services. All proposals for development will be considered in the context of the District-wide spatial strategy. Significant positive effects include the likelihood of improvements to the social and environmental quality of the neighbourhood and improved access to jobs, services and facilities. Policy intent is to secure a mix of types and tenures of quality, affordable homes, including starter homes and this could make a significant contribution to meeting the needs of the whole community. Further positive effects are likely to result from the intentions to maintain the distinctive character of the District's towns and villages and their settings; to protect and enhance the natural and historic environment of the District and to create sustainable, self-sufficient settlements encouraging a strong, prosperous and diverse economy. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows: **Mitigation:** The policy could make reference to enhancement of the District's GI network and to the needs of older people, including for extra care provision. The policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy. The location of identified areas of poor air quality should be a factor in considering preferred locations for new development and the delivery of significant soft landscape features should be required to help maximise the removal of air pollutants where necessary. The Policy could refer to strengthening links between rural areas and towns by sustainable forms of transport.					

Table 16.2 Assessment Table for Preferred Option Policy SS1

Preferred Option Policy SS2 Presumption in Favour of Sustainable Development

SA Framework		SS2 Presumption in Favour of Sustainable Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population;	1 Community cohesion and neighbourhood quality	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF, this could enable significant improvements to the social and environmental quality of the neighbourhood in the medium to long term.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.

SA Framework		SS2 Presumption in Favour of Sustainable Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places;	2 Improving access to jobs, services and facilities	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF, this is likely to lead to significant positive effects to advance equality of opportunity and reduce social exclusion.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and this could result in the delivery of new health-care facilities.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Appropriate proposals come forward in the plan period.
	4 Minimise opportunities for crime and reduce fear of crime	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF, and this may lead to a reduction in the level of crime and fear of crime through design and or other safety measures.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF, and this could make a significant contribution to meeting the housing needs of the whole community.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	6 Reduce number of journeys made by car	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF which could help to reduce the number of journeys made by car.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: A sequential approach will help to focus development close to existing communities.

SA Framework		SS2 Presumption in Favour of Sustainable Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk;	7 Minimise contributions to climate change, consider climate change adaptation	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF, however more information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF however more information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.

SA Framework		SS2 Presumption in Favour of Sustainable Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible;	9 Reduce flood risk, protect and enhance water sources	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and all new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF which is likely to help protect and enhance the natural and historic environment.	+	+	+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF which is likely to secure development that protects and enhances geological resources. Significance of effect is dependent on implementation of the policy.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and this is likely to lead to development that secures effective use of resources including making best use of existing buildings.	+	+	+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and this is likely to lead to development that maintains the distinctive character of the District's towns and villages and their settings.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS2 Presumption in Favour of Sustainable Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy requires development that protects and enhances the natural and historic environment of the District.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF which is likely to help support and strengthen Staffordshire Moorlands tourism attraction and help to maintain the visitor economy.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a decline in the natural and built environment.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further	16 Safeguard vitality of towns and sustain vibrant rural economy	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and this is likely to help create sustainable, self-sufficient settlements encouraging a strong, prosperous and diverse economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and this is likely to lead to investment in business, people and infrastructure, resulting in a strengthened and more diversified economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS2 Presumption in Favour of Sustainable Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres;	18 High and stable level of employment	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and this could facilitate the delivery of new employment opportunities, or residential development in close proximity to existing local employment provision, depending on implementation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS2 Presumption in Favour of Sustainable Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: Policy SS2 Presumption in favour of sustainable development sets out how the Council will work with applicants to facilitate development that improves the economic, social and environmental conditions of Staffordshire Moorlands. Significant positive effects were identified. Since the Policy reflects the presumption in favour of sustainable development set out in the NPPF, no mitigation measures were identified.						

Table 16.3 Assessment Table for Preferred Option Policy SS2

Preferred Option Policy SS3 Future Provision and Distribution of Development

SA Framework		SS3 Future provision and distribution of development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	Provision will be made for new retail, transport, recreational and community facilities and this could enable significant improvements to the social and environmental quality of the neighbourhood in the medium to long term.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**: Appropriate proposals come forward.
	2 Improving access to jobs, services and facilities	Development will be located in accordance with the spatial strategy which supports the focus of growth in the towns with adequate provision in the rural areas to support local communities.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Provision will be made for new recreational and community facilities and this may help to support healthy lifestyles.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Appropriate proposals come forward in the plan period.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will address this objective.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Provision of new homes to meet the objectively assessed needs of the District is likely to make a significant contribution to meeting the needs of the whole community.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Delivery of affordable homes will be managed through other policies in the Plan.

SA Framework		SS3 Future provision and distribution of development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	Development will be located in accordance with the spatial strategy to help ensure new homes are built in sustainable locations where access to services and facilities is considered.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Development will be focussed close to existing communities.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	New development will result in increased energy use and greenhouse gas emissions however the spatial strategy will help to manage this through controlling locations.	I/-	I/-	I/--	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions**

SA Framework		SS3 Future provision and distribution of development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing						**made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	All new development will address impacts on biodiversity.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	All new development will address impacts on geological resources including the best and most versatile agricultural land.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		SS3 Future provision and distribution of development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will address this objective.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Provision of new development will need to be managed in order to control any risk of the deterioration of cultural and historic heritage assets or their settings and any potential loss of local character and distinctiveness.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of townscape, heritage assets and their settings.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Provision of new development will need to be managed in order to control any risk of adverse effects on landscape character, an area of historic landscape value or other natural asset that could not be reasonably mitigated.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of the character of the landscape and natural assets.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy will not directly support tourism however provision of more homes across the plan area will support town centre economies which in turn will help to maintain the visitor economy.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a decline in the natural and built environment.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	Provision of new homes will help to enhance the vitality and viability of the District's towns and villages. Lower housing targets would have less of a positive impact on vitality and viability.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Provision of new homes will help support sustainable, self-sufficient settlements.

SA Framework		SS3 Future provision and distribution of development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	Provision will be made for at least 35 hectares of additional employment land during the period 2011 - 2031, and this is likely to encourage investment in business, people and infrastructure.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Allocation of employment land will help deliver a strengthened and more diversified economy.
	18 High and stable level of employment	Provision of new homes and employment land to meet identified need could facilitate the delivery of new employment opportunities or residential development in close proximity to existing employment provision. A lack of new homes to accommodate growth may limit economic development through a fall in the labour force.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: A good proportion of the residents of new homes will work locally and a proportion of new businesses will employ local people.

SA Framework		SS3 Future provision and distribution of development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: Policy SS3 Future Provision and Distribution of Development sets out that provision will be made for 6,080 additional dwellings in the plan area during the period 2012 to 2031. Provision will also be made for at least 35 hectares of additional employment land between 2011 and 2031 and for new retail, transport, recreational, community and tourism facilities and services to meet the identified needs of settlements. Significant positive effects include the likelihood of improvements to the social and environmental quality of the neighbourhood and improved access to jobs, services and facilities. Meeting objectively assessed housing need could make a significant contribution to meeting the needs of the whole community. Provision of new homes will help to enhance the vitality and viability of the District's towns and villages. Lower housing targets would have less of a positive impact on vitality and viability. Provision of new homes and employment land to meet identified need could facilitate the delivery of new employment opportunities or residential development in close proximity to existing employment provision. A lack of new homes to accommodate growth may limit economic development through a fall in the labour force. No mitigation measures were identified.						

Table 16.4 Assessment Table for Preferred Option Policy SS3 Future Provision and Distribution of Development

Preferred Option Policy SS4 Strategic Housing Development

SA Framework		SS4 Strategic Housing Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on the quality of neighbourhoods.
	2 Improving access to jobs, services and facilities	Development will be located in accordance with the spatial strategy which supports the focus of growth in the towns with adequate provision in the rural areas to support local communities.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on health and inequalities.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will address this objective.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Provision of new homes to meet the objectively assessed needs of the District is likely to make a significant contribution to meeting the needs of the whole community.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Delivery of affordable homes will be managed through other policies in the Plan.

SA Framework		SS4 Strategic Housing Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	Development will be located in accordance with the spatial strategy to help ensure new homes are built in sustainable locations where access to services and facilities is considered.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Development will be focussed close to existing communities.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	New development will result in increased energy use and greenhouse gas emissions however the spatial strategy will help to	I/-	I/-	I/--	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New

SA Framework		SS4 Strategic Housing Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing		manage this through controlling the location of new development.				development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	All new development will address impacts on biodiversity.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	All new development will address impacts on geological resources including the best and most versatile agricultural land.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		SS4 Strategic Housing Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will address this objective.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Provision of new development will need to be managed in order to control any risk of the deterioration of cultural and historic heritage assets or their settings and any potential loss of local character and distinctiveness.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of townscape, heritage assets and their settings.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Provision of new development will need to be managed in order to control any risk of adverse effects on landscape character, an area of historic landscape value or other natural asset that could not be reasonably mitigated.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of the character of the landscape and natural assets.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy will not directly support tourism however provision of more homes across the plan area will support town centre economies which in turn will help to maintain the visitor economy.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a decline in the natural and built environment.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	Provision of new homes will help to enhance the vitality and viability of the District's towns and villages. Lower housing targets would have less of a positive impact on vitality and viability.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Provision of new homes will help support sustainable, self-sufficient settlements.

SA Framework		SS4 Strategic Housing Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	Development will be located in accordance with the spatial strategy to help ensure new homes are built in sustainable locations where access to employment opportunities is considered.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Provision of new homes across the plan area will help to support the continued economic growth of the District.
	18 High and stable level of employment	Provision of new homes could facilitate residential development in close proximity to existing or new employment provision. A lack of new homes to accommodate growth may limit economic development through a fall in the labour force.	0	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: A good proportion of the residents of new homes will work locally and a proportion of new businesses will employ local people.

SA Framework		SS4 Strategic Housing Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: Policy SS4 Strategic Housing Development manages the release of housing land in order to deliver the level and distribution of development set out in other policies. Significant positive effects include helping to meet the housing needs of the whole community through enabling the Plan's objectively assessed housing need to be delivered. Provision of new homes will also help to enhance the vitality and viability of the District's towns and villages. Lower housing targets would have less of a positive impact on vitality and viability and a lack of new homes may limit economic development through a fall in the labour force. No mitigation measures were identified.						

Table 16.5 Assessment Table for Preferred Option Policy SS4 Strategic Housing Development

Preferred Option Policy SS5 Towns

SA Framework		SS5 Towns				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on the quality of neighbourhoods.
	2 Improving access to jobs, services and facilities	The three towns will accommodate the greatest proportion of the District's housing, employment and retail needs, the towns accommodate 50% of the District's current population and the majority of existing services and facilities.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on health and inequalities.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will address this objective.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Provision of new homes to meet the objectively assessed needs of the District is likely to make a significant contribution to meeting the needs of the whole community.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Delivery of affordable homes will be managed through other policies in the Plan.

SA Framework		SS5 Towns				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	Development will be located in accordance with the spatial strategy to help ensure new homes are built in sustainable locations where access to services and facilities is considered.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Development will be focussed close to existing communities.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	New development will result in increased energy use and greenhouse gas emissions however the spatial strategy will help to	I/-	I/-	I/--	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New

SA Framework		SS5 Towns				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing		manage this through controlling the location of new development.				development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	All new development will address impacts on biodiversity.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	All new development will address impacts on geological resources including the best and most versatile agricultural land.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		SS5 Towns				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will address this objective.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Provision of new development will need to be managed in order to control any risk of the deterioration of cultural and historic heritage assets or their settings and any potential loss of local character and distinctiveness.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of townscape, heritage assets and their settings.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Provision of new development will need to be managed in order to control any risk of adverse effects on landscape character, an area of historic landscape value or other natural asset that could not be reasonably mitigated.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of the character of the landscape and natural assets.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy will not directly support tourism however provision of more homes across the plan area will support town centre economies which in turn will help to maintain the visitor economy.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a decline in the natural and built environment.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	Focussing growth within the three towns will help to enhance their vitality and viability. However it will be important to help strengthen links between rural areas and towns, including by sustainable forms of	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Provision of new homes will help support sustainable, self-sufficient settlements.

SA Framework		SS5 Towns				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;		transport, to help sustain a vibrant rural economy also.				
	17 Sustainable economic growth and diversification of the economy	Development will be located in accordance with the spatial strategy to help ensure new homes are built in sustainable locations where access to employment opportunities is considered.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Provision of new homes across the plan area will help to support the continued economic growth of the District.
	18 High and stable level of employment	Provision of new homes could facilitate residential development in close proximity to existing or new employment provision. A lack of new homes to accommodate growth may limit economic development through a fall in the labour force.	0	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: A good proportion of the residents of new homes will work locally and a proportion of new businesses will employ local people.

SA Framework		SS5 Towns				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: Policy SS5 Towns identifies Leek, Biddulph and Cheadle as towns, with these settlements accommodating the major proportion of the District's housing, employment and retail needs. Significant positive effects include helping to enhance the vitality and viability of the District's towns through strengthening their role as service centres. **Mitigation**: Whilst no significant negative effects were predicted, the appraisal notes that the Policy might be improved by including a reference to helping strengthen links between rural areas and towns, including by sustainable forms of transport, to help sustain a vibrant rural economy also.						

Table 16.6 Assessment Table for Preferred Option Policy SS5 Towns

Preferred Option Policy SS6 Leek Area Strategy

SA Framework		SS6 Leek Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	Area strategy could enable the delivery of new, and the enhancement of existing community facilities and services and could enable improvements to the social and environmental quality of the neighbourhoods.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Leek **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions. **Mitigation**: The policy should refer to the District's GI Strategy.
	2 Improving access to jobs, services and facilities	Policy seeks to strengthen the role of Leek as a principal service and retailing centre for the District and this is likely to lead to significant positive effects.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Policy seeks to deliver improved provision of health facilities, a Sports Village and increased access into the countryside by foot, cycling and horse riding.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**:Appropriate proposals come forward in the plan period. **Mitigation**: The policy should refer to the District's GI Strategy.
	4 Minimise opportunities for crime and reduce fear of crime	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy intention is to continue to meet the housing needs of Leek and its rural hinterland by increasing the range of	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**:Suitable,

SA Framework		SS6 Leek Area Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.		available and affordable house types, especially for first time buyers and older people.				deliverable housing sites come forward within the plan period and principles enforced at planning application stage will implement policy intentions.
	6 Reduce number of journeys made by car	Policy seeks to promote measures to encourage walking and cycling and improve accessibility to the town's major retail, service and employment areas, particularly by public transport, from the rest of the District which could help to reduce the number of journeys made by car.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**: Sites in and around the town centre are available. **Mitigation**: Policy could refer to strengthening links between rural areas and towns by sustainable forms of transport.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**: New

SA Framework		SS6 Leek Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA);						development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations. **Mitigation**: Policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. **Mitigation**: The location of identified areas of poor air quality should be a factor in considering preferred locations for new development. Delivery of significant soft landscape features should be required.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**: Any

SA Framework		SS6 Leek Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	Safeguard geological resources including the best and most versatile agricultural land					impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy seeks to promote Leek's special character and heritage.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy promotes environmental enhancements in and on the edges of the town centre.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions. **Mitgation**: Policy could refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the quality of the urban / rural interface.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy supports strengthening the role of Leek as a visitor destination including by increasing tourist opportunities for visitors and this is likely to result in in positive effects on the visitor economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Leek **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS6 Leek Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy intent is to strengthen the role of Leek as a principal service and retailing centre for the District including and this is likely to contribute to the safeguarding and improvement of shops and services.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Leek **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	Policy intent is to create employment growth and increase the diversity of employment opportunities to meet existing and future needs and this is likely to lead to a strengthened and more diversified economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Leek **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Policy seeks the comprehensive redevelopment of the Cornhill East area for employment and other employment site allocations in the town and this is likely to facilitate the delivery of new employment opportunities.	+	+	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Leek **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS6 Leek Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: Policy SS6 Leek Area Strategy seeks to consolidate the role of Leek as the principal service centre and a market town and to support its regeneration. Policy intent is to increase the range of available and affordable house types, especially for first time buyers and older people and this is likely to make a significant contribution to meeting the housing needs of the whole community. Further positive effects are likely to result from the intentions to create employment growth and increase the diversity of employment opportunities; strengthen the role of Leek as a principal service and retailing centre for the District and to promote Leek's special character and heritage. Significant positive effects also include the likelihood of improvements to the social and environmental quality of neighbourhoods and improved access to jobs, services and facilities. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows:						

SA Framework		SS6 Leek Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Mitigation: The policy should refer to the District's GI Strategy and to strengthening links between rural areas and the town by sustainable forms of transport. The policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy. The policy should also refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the quality of the urban / rural interface.						

Table 16.7 Assessment Table for Preferred Option Policy SS6 Leek Area Strategy

Preferred Option Policy SS7 Biddulph Area Strategy

SA Framework		SS7 Biddulph Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures;	1 Community cohesion and neighbourhood quality	Policy seeks to upgrade the general environment of the town through landscaping and the improvement and creation of green spaces and this is likely to support improvements to the social and environmental quality of neighbourhoods.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Biddulph **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions. **Mitigation**: The policy should refer to the District's GI Strategy.
	2 Improving access to jobs, services and facilities	Policy seeks to enhance the role of Biddulph as a significant service and retailing centre for the District and this is likely to lead to significant positive effects.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Policy seeks to increase the provision of health facilities and to provide a Sports Village.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**:Appropriate

SA Framework		SS7 Biddulph Area Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car;						proposals come forward in the plan period. **Mitigation**: The policy should refer to the District's GI Strategy, to improving and creating pedestrian and cycle links in the town and to increasing access into the countryside by foot, cycling and horse riding.
	4 Minimise opportunities for crime and reduce fear of crime	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy intent is to increase the range of available and affordable house types, especially for first time buyers, families and older people, including extra care housing and this is likely to make a significant contribution to meeting the needs of the whole community.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**: Suitable, deliverable housing sites come forward within the plan period and principles enforced at planning application stage will implement policy intentions.
	6 Reduce number of journeys made by car	Policy seeks to improve public transport connections to the town centre which could help to reduce the number of journeys made by car.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**: Partnership working can deliver these aims. **Mitigation**: Policy should support measures to encourage walking and cycling.

SA Framework		SS7 Biddulph Area Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with	7 Minimise contributions to climate change, consider climate change adaptation	More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations. **Mitigation**: Policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. **Mitigation**: The location of identified areas of poor air quality should be a factor in considering preferred locations for new development. Delivery of significant soft landscape features should be required.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**: The impact

SA Framework		SS7 Biddulph Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.						of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy seeks to protect and enhance the setting and historic character of the town and this is likely to contribute to maintaining and strengthening local distinctiveness and sense of place.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14	Policy promotes improving the main approaches to the town from the south.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**:Principles

SA Framework		SS7 Biddulph Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
	Protect and enhance character / appearance of landscape including historic landscape and other natural assets					enforced at planning application stage will implement policy intentions. **Mitgation**: Policy could refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the quality of the urban / rural interface.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy supports strengthening the role of Biddulph as a visitor destination and this is likely to result in in positive effects on the visitor economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Biddulph **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions. **Mitigation**: Policy should refer to increasing tourist opportunities for visitors.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses;	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy intent is to strengthen the role of Biddulph as a significant service and retailing centre for the District and this is likely to contribute to the safeguarding and improvement of shops and services.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Biddulph **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	Policy intent is to create employment growth and increase the diversity of employment opportunities to meet existing and future needs and this is likely to lead to a strengthened and more diversified economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Biddulph **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Policy seeks further development at Victoria Business Park and supports the retention and growth of existing businesses in the town and this is likely to facilitate the delivery of new employment opportunities.	+	+	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Biddulph **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS7 Biddulph Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area;						

SA Framework		SS7 Biddulph Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: Policy SS7 Biddulph Area Strategy seeks to enhance the role of Biddulph as a significant service centre and a market town and to support its regeneration. Policy intent is to increase the range of available and affordable house types, especially for first time buyers, families and older people and this is likely to make a significant contribution to meeting the housing needs of the whole community. Further positive effects are likely to result from the intentions to create employment growth and increase the diversity of employment opportunities; strengthen the role of Biddulph as a significant service and retailing centre for the District and to improve the image and identity of Biddulph and strengthen its role as a visitor destination. Significant positive effects also include the likelihood of improvements to the social and environmental quality of neighbourhoods and improved access to jobs, services and facilities. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows: **Mitigation:** The policy should refer to the District's GI Strategy, in particular to supporting measures to encourage walking and cycling, improving and creating pedestrian and cycle links in the town and to increasing access into the countryside by foot, cycling and horse riding. The policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy. The policy should also refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the quality of the urban / rural interface and to increasing tourist opportunities for visitors.						

Table 16.8 Assessment Table for Preferred Option Policy SS7 Biddulph Area Strategy

Preferred Option Policy SS8 Cheadle Area Strategy

SA Framework		SS8 Cheadle Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	Policy seeks to improve the streetscape of the town centre creating more public realm, and this is likely to support improvements to the social and environmental quality of neighbourhoods.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Cheadle **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions. **Mitigation**: The policy should refer to the District's GI Strategy.
	2 Improving access to jobs, services and facilities	Policy seeks to expand the role of Cheadle as a significant service and retailing centre and this is likely to lead to significant positive effects.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Policy seeks to increase the provision of health facilities and to provide a Sports Village as well as improving pedestrian and cycle links across the town and into the countryside.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**:Appropriate proposals come forward in the plan period. **Mitigation**: The policy should refer to the District's GI Strategy.
	4 Minimise opportunities for crime and reduce fear of crime	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy intent is to increase the range of available and affordable house types, especially for first time buyers and	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**: Suitable,

SA Framework		SS8 Cheadle Area Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.		families and this is likely to make a significant contribution to meeting the needs of the whole community.				deliverable housing sites come forward within the plan period and principles enforced at planning application stage will implement policy intentions. **Mitigation**: Policy should also refer to meeting needs of older people, including with extra care housing.
	6 Reduce number of journeys made by car	Policy seeks to improve public transport links between the town and other main settlements and to improve pedestrian and cycle links across the town which could help to reduce the number of journeys made by car.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**: Partnership working can help to deliver these aims.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**: New

SA Framework		SS8 Cheadle Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA);						development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations. **Mitigation**: Policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. **Mitigation**: The location of identified areas of poor air quality should be a factor in considering preferred locations for new development. Delivery of significant soft landscape features should be required.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts

SA Framework		SS8 Cheadle Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	Safeguard geological resources including the best and most versatile agricultural land					on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy seeks to protect the historic character of the town and this is likely to contribute to maintaining and strengthening local distinctiveness and sense of place.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy seeks to manage and improve the green corridor to the east of the town and this is likely to help protect landscape character.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions. **Mitgation**: Policy could refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the quality of the urban / rural interface.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy supports promoting links with the Churnet Valley as a visitor destination and this is likely to lead to indirect positive effects on the visitor economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Cheadle **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions. **Mitigation**: Policy should refer to increasing tourist opportunities for visitors.

SA Framework		SS8 Cheadle Area Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Economic Need to address Meeting local employment needs to achieve self-sufficient communities Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy intent is to expand the role of Cheadle as a significant service and retailing centre for the District and this is likely to contribute to the safeguarding and improvement of shops and services.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Cheadle **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	Policy intent is to create employment growth and increase the diversity of employment opportunities to meet existing and future needs and this is likely to lead to a strengthened and more diversified economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Cheadle **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Policy supports the retention and growth of existing businesses in the town as well as providing facilities and sites for new start up businesses and this is likely to facilitate the delivery of new employment opportunities.	+	+	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Cheadle **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS8 Cheadle Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: Policy SS8 Cheadle Area Strategy seeks to expand the role of Cheadle as a significant service centre and a market town. Policy intent is to increase the range of available and affordable house types, especially for first time buyers and families and this is likely to make a significant contribution to meeting the housing needs of the whole community. Further positive effects are likely to result from the intentions to create employment growth and increase the diversity of employment opportunities; expand the role of Cheadle as a significant service and retailing centre for the District and to improve environmental quality and accessibility. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows:						

SA Framework		SS8 Cheadle Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Mitigation: The policy should refer to the District's GI Strategy and to meeting the needs of older people, including with extra care housing. The policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy. The policy should also refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the quality of the urban / rural interface and to increasing tourist opportunities for visitors.						

Table 16.9 Assessment Table for Preferred Option Policy SS8 Cheadle Area Strategy

Preferred Option Policy SS9 Rural Areas

SA Framework		SS9 Rural Areas				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures;	1 Community cohesion and neighbourhood quality	Under option 2, policy requires that local infrastructure can meet the additional requirements arising from the development and this is likely to support improvements to the social and environmental quality of neighbourhoods.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Rural areas **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions. **Mitigation**: Option 2 for the policy should make clear that "local" infrastructure includes social infrastructure.
	2 Improving access to jobs, services and facilities	The policy could ensure that new development is located in proximity to some services and facilities and this is likely to lead to positive effects.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	The policy could ensure that new development is located in proximity to a healthcare facility and this is likely to lead to positive effects.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**:Appropriate proposals come forward in the plan period. **Mitigation**: The policy should refer to the District's GI Strategy.

SA Framework		SS9 Rural Areas				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car;	4 Minimise opportunities for crime and reduce fear of crime	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy intent is to enable development in the rural areas to reflect the spatial strategy and this is likely to make a significant contribution to meeting the needs of the whole community.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Rural areas T**emporary / Permanent**: Permanent **Assumptions made**: Suitable, deliverable housing sites come forward within the plan period and principles enforced at planning application stage will implement policy intentions.
	6 Reduce number of journeys made by car	This will be managed by other policies in the Local Plan	i	i	i	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Spatial strategy and the proposed development approach will help make sure aims and objectives of the Local Plan are met through an appropriate balance of development.

SA Framework		SS9 Rural Areas				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with	7 Minimise contributions to climate change, consider climate change adaptation	More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. **Mitigation**: The location of identified areas of poor air quality should be a factor in considering preferred locations for new development. Delivery of significant soft landscape features should be required.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.

SA Framework		SS9 Rural Areas				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	10 Conserve and enhance biodiversity	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy categorises villages based on their population, services, facilities and capacity for development and this is likely to contribute to maintaining and strengthening local distinctiveness and sense of place.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy categorises villages based on their population, services, facilities and capacity for development and this is likely to contribute to maintaining and strengthening local distinctiveness and sense of place.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS9 Rural Areas				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy categorises villages based on their population, services, facilities and capacity for development and this is likely to contribute to maintaining and strengthening local distinctiveness and sense of place.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities;	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy seeks to ensure employment land necessary to provide sufficient local employment opportunities in the villages and also to enhance and diversify employment provision at existing employment sites in the rural areas and this is likely to contribute to the safeguarding and improvement of shops and services.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Rural areas **Temporary / Permanent** Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	Policy seeks to ensure employment land necessary to provide sufficient local employment opportunities in the villages and also to enhance and diversify employment provision at existing employment sites in the rural areas and this is likely to lead to a strengthened and more diversified economy.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Rural areas **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Policy seeks to ensure employment land necessary to provide sufficient local employment opportunities in the villages and also to enhance and diversify employment provision at existing employment sites in the rural areas and this is likely to facilitate the delivery of new employment opportunities.	+	+	+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Rural areas **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS9 Rural Areas				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						

SA Framework		SS9 Rural Areas				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Summary of significant effects of policy: Policy SS9 Rural Areas establishes a development requirement for the rural areas defined as larger villages, smaller villages and other rural areas and ensures that development in the rural areas reflects the spatial strategy. Positive effects are noted as follows. The policy categorises villages based on their population, services, facilities and capacity for development and this is likely to contribute to maintaining and strengthening local distinctiveness and sense of place. The policy also seeks to deliver the employment land necessary to provide sufficient local employment opportunities in the villages and to enhance and diversify employment provision at existing employment sites in the rural areas and this is likely to facilitate the delivery of new employment opportunities. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows: **Mitigation:** Option 2 for the policy should make clear that "local" infrastructure includes social infrastructure.						

Table 16.10 Assessment Table for Preferred Option Policy SS9 Rural Areas

Preferred Option Policy SS10 Larger Villages Areas Strategy

SA Framework		SS10 Larger Villages Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes	1 Community cohesion and neighbourhood quality	Policy seeks to support and increase the range and quality of community facilities available to the rural areas.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Larger villages **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions. **Mitigation**: The policy should support environmental enhancements, including the improvement and creation of Local Green Spaces.
	2 Improving access to jobs, services and facilities	Policy seeks to retain and enhance the role of larger villages as rural service centres and this is likely to lead to significant positive effects.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS10 Larger Villages Area Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments;	3 Improve health and reduce health inequalities	This will be managed by other policies in the Local Plan. Health maybe addressed by improving access to facilities in surrounding market towns and supporting measures that encourage walking and cycling.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**:Appropriate proposals come forward in the plan period. **Mitigation**: The policy should refer to the District's GI Strategy and improving pedestrian and cycle links through the villages and to surrounding towns and villages and into the countryside.
	4 Minimise opportunities for crime and reduce fear of crime	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy intent is to increase the range of available and affordable house types, especially for first time buyers and families and this is likely to make a significant contribution to meeting the needs of the whole community.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**: Suitable, deliverable housing sites come forward within the plan period and principles enforced at planning application stage will implement policy intentions. **Mitigation**: Policy should also refer to meeting needs of older people, including with extra care housing.
	6 Reduce number of journeys made by car	Policy seeks to improve public transport connections to surrounding smaller villages and market towns which could help to reduce the number of journeys made by car.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**: Partnership working can help to deliver these aims. **Mitigation** Policy should also seek to improve pedestrian and cycle links to surrounding smaller villages and market towns.

SA Framework		SS10 Larger Villages Area Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials;	7 Minimise contributions to climate change, consider climate change adaptation	More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations. **Mitigation**: Policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. **Mitigation**: The location of identified areas of poor air quality should be a factor in considering preferred locations for new development. Delivery of significant soft landscape features should be required.

SA Framework		SS10 Larger Villages Area Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy seeks to ensure that new development reflects and enhances each village's special character and heritage and this is likely to contribute to maintaining and strengthening local distinctiveness and sense of place.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS10 Larger Villages Area Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
and improved evening economy in towns.	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy seeks to protect and enhance the setting of individual settlements and this is likely to help protect landscape character.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions. **Mitgation**: Policy could refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the edge of settlements.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Ensuring that new development reflects and enhances each village's special character and heritage is likely to lead to indirect positive effects on the visitor economy.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Larger villages **Temporary / Permanent**: Permanent **Assumptions made**: Protecting and enhancing the character and heritage of settlements will help to support tourism.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses;	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy intent is to retain and enhance the role of larger villages as rural service centres and this is likely to contribute to the safeguarding and improvement of community facilities available to the rural areas.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Larger villages **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	Policy intent is to meet limited employment needs and this is likely to lead to a strengthened and more diversified economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Larger villages **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Policy supports enabling small scale new employment development and improving the use of existing employment areas and this is likely to facilitate the delivery of new employment opportunities.	+	+	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Larger villages **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS10 Larger Villages Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area;						

SA Framework		SS10 Larger Villages Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: Policy SS10 Larger Villages Area Strategy identifies the larger villages and seeks to retain and enhance their role as rural service centres, providing for the bulk of the local housing needs of the rural areas and also for limited employment needs of a scale and type appropriate to each settlement having regard to local needs, infrastructure capacity and character. Policy intent is to increase the range of available and affordable house types, especially for first time buyers and families and this is likely to make a significant contribution to meeting housing needs. Further positive effects are likely to result from the intentions to enable small scale new employment development and improve the use of existing employment areas; retain and enhance the role of rural areas as rural service centres and to ensure that new development reflects and enhances each village's special character and heritage. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows: **Mitigation:** The policy should support environmental enhancements, including the improvement and creation of Local Green Spaces. It should refer to the District's GI Strategy and improving pedestrian and cycle links through the villages and to surrounding towns and villages and into the countryside, as well as to meeting the needs of older people, including with extra care housing. Policy could refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the edge of settlements.						

Table 16.11 Assessment Table for Preferred Option Policy SS10 Larger Villages Area Strategy

Preferred Option Policy SS11 Smaller Villages Area Strategy

SA Framework		SS11 Smaller Villages Area Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	Policy seeks to protect and enable services and facilities which are essential to sustain rural living.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Smaller villages **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions. **Mitigation**: The policy should support environmental enhancements, including the improvement and creation of Local Green Spaces.
	2 Improving access to jobs, services and facilities	Smaller villages have a more limited role as service centres; the proposed strategy seeks to allow an appropriate level of sensitive development which enhances community vitality and this is likely to lead to positive effects.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This will be managed by other policies in the Local Plan. Health maybe addressed by improving access to facilities in surrounding market towns and supporting measures that encourage walking and cycling.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**:Appropriate proposals come forward in the plan period. **Mitigation**: The policy should refer to the District's GI Strategy and improving pedestrian and cycle links through the villages and to surrounding towns and villages and into the countryside.
	4 Minimise opportunities for crime and reduce fear of crime	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.

SA Framework		SS11 Smaller Villages Area Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy intent is to enable new housing development which meets a need, including affordable housing and this is likely to make a contribution to meeting the needs of the community.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Smaller villages T**emporary / Permanent**: Permanent **Assumptions made**: Suitable, deliverable housing sites come forward within the plan period and principles enforced at planning application stage will implement policy intentions. **Mitigation**: Policy should also refer to meeting needs of older people, including with extra care housing.
	6 Reduce number of journeys made by car	Policy seeks to improve public transport connections to neighbouring larger villages and market towns which could help to reduce the number of journeys made by car.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**: Partnership working can help to deliver these aims. **Mitigation** Policy should also seek to improve pedestrian and cycle links to neighbouring larger villages and market towns.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**: New

SA Framework		SS11 Smaller Villages Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA);						development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations. **Mitigation**: Policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. **Mitigation**: The location of identified areas of poor air quality should be a factor in considering preferred locations for new development. Delivery of significant soft landscape features should be required.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**: Any

SA Framework		SS11 Smaller Villages Area Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
	Safeguard geological resources including the best and most versatile agricultural land					impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy intent is to control new development, both in terms of scale and type, in order to ensure that the character and life of the settlement is not undermined and this is likely to contribute to maintaining and strengthening local distinctiveness and sense of place.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions. **Mitigation**: Policy should seek to ensure that new development reflects and enhances each village's special character and heritage.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy notes that these settlements will continue to be subject to Green Belt or countryside policies and this is likely to help protect landscape character.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions. **Mitgation**: Policy could refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the edge of settlements.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Ensuring that the character and life of the settlement is not undermined is likely to lead to indirect positive effects on the visitor economy.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Smaller villages **Temporary / Permanent**: Permanent **Assumptions made**: Protecting and enhancing the character and heritage of settlements will help to support tourism.

SA Framework		SS11 Smaller Villages Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and	16 Safeguard vitality of towns and sustain vibrant rural economy	Smaller villages have a more limited role as service centres; the proposed strategy seeks to allow an appropriate level of sensitive development which enhances community vitality and this is likely to contribute to the safeguarding and improvement of community facilities available to the rural areas.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Smaller villages **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	Policy intent is to support the diversification of existing farm enterprises and the development of appropriate ICT and new means of communications and this is likely to lead to a strengthened and more diversified economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Smaller villages **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Policy supports enabling small scale new employment development and this is likely to facilitate the delivery of new employment opportunities.	+	+	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Smaller villages **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS11 Smaller Villages Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: Policy SS11 Smaller Villages Area Strategy identifies the smaller villages and seeks to ensure these settlements provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland. Policy intent is to enable new housing development which meets a need, including affordable housing, and this is likely to make a positive contribution to meeting housing needs. Further positive effects are likely to result from the intentions to enable small scale new employment development including live-work units; protect and enable services and facilities which are essential to sustain rural living and to ensure that new development does not undermine the character and life of the settlement. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows:						

SA Framework		SS11 Smaller Villages Area Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Mitigation: The policy should support environmental enhancements, including the improvement and creation of Local Green Spaces. It should refer to the District's GI Strategy and improving pedestrian and cycle links through the villages and to surrounding towns and villages and into the countryside, as well as to meeting the needs of older people, including with extra care housing. Policy should seek to ensure that new development reflects and enhances each village's special character and heritage. The policy could also refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the edge of settlements.						

Table 16.12 Assessment Table for Preferred Option Policy SS11 Smaller Villages Area Strategy

Preferred Option Policy SS12 Other Rural Areas Strategy

SA Framework		SS12 Other Rural Areas Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures;	1 Community cohesion and neighbourhood quality	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Other rural areas **Temporary / Permanent:** Permanent **Assumptions made**: Any impacts on social and environmental quality of neighbourhoods will be managed through the planning application process and using other policies in this Local Plan.
	2 Improving access to jobs, services and facilities	Policy allows for community facilities which meet a local need subject to their being delivered close to an existing serviced settlement.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This will be managed by other policies in the Local Plan. Health may be addressed by supporting measures that encourage walking and cycling.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions**

SA Framework		SS12 Other Rural Areas Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car;						**made**:Appropriate proposals come forward in the plan period. **Mitigation**: The policy should refer to the District's GI Strategy and improving pedestrian and cycle links including into the countryside, as well as improving opportunities for related leisure activities such as horse riding.
	4 Minimise opportunities for crime and reduce fear of crime	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy intent is to restrict new build housing in the countryside to that which has an essential need to be located there.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Housing need will be met according to the spatial strategy.
	6 Reduce number of journeys made by car	Policy seeks to limit uses which generate a substantial number of regular trips in areas that are not well served by public transport and this is likely to help to reduce the number of journeys made by car.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS12 Other Rural Areas Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with	7 Minimise contributions to climate change, consider climate change adaptation	More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations. **Mitigation**: Policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.

SA Framework		SS12 Other Rural Areas Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	10 Conserve and enhance biodiversity	Policy encourages measures which protect and enhance the biodiversity resources of the district.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	11 Safeguard geological resources including the best and most versatile agricultural land	Policy encourages measures which protect and enhance the geological resources of the district.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	12 Minimise the use of non-renewable resources	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy encourages measures which protect and enhance the heritage of the district and this is likely to contribute to maintaining and strengthening local distinctiveness and sense of place.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy intent is to enhance and conserve the quality of the countryside and this is likely to help protect landscape character.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS12 Other Rural Areas Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy intent is to enhance tourist opportunities and this is likely to lead to positive effects on the visitor economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Other rural areas **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities;	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy intent is to enable regeneration of underused major developed areas in the countryside and this is likely to contribute to the improvement of community facilities available to the rural areas.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Other rural areas **Temporary / Permanent** Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	Policy intent is to sustain the rural economy by enabling the limited expansion or development of employment uses where a rural location can be justified and this is likely to lead to a strengthened and more diversified economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Other rural areas **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Policy supports enabling of home-working and small businesses reliant on e-technology and this is likely to facilitate the delivery of new employment opportunities.	+	+	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Other rural areas **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS12 Other Rural Areas Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						

SA Framework		SS12 Other Rural Areas Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Summary of significant effects of policy: Policy SS12 Other Rural Areas Strategy identifies the other rural areas as comprising the countryside and the green belt outside settlement boundaries and including those small settlements and dispersed developments not identified in policies SS10 and SS11. Policy intent is that these areas will provide only for development which has an essential need to be located in the countryside, supports rural diversification, contributes to sustainability of the rural areas, promotes sutainable tourism or enhances the countryside. Significant positive effects include enhancing and conserving the quality of the countryside, including recognising and conserving the special quality of the landscape in the Peak District National Park and limiting uses which generate a substantial number of regular trips in areas that are not well served by public transport - as this is likely to help to reduce the number of journeys made by car. Further positive effects are likely to result from encouraging measures which protect and enhance the biodiversity and geological resources, as well as the heritage of the district. Also, from measures to sustain the rural economy and enhance tourist opportunities. Whilst no significant negative effects were predicted, a policy improvement was identified as follows: **Mitigation:** The policy should refer to the District's GI Strategy and improving pedestrian and cycle links, including into the countryside, as well as improving opportunities for related leisure activities such as horse riding.						

Table 16.13 Assessment Table for Preferred Option Policy SS12 Other Rural Areas Strategy

Preferred Option Policy SS13 Churnet Valley Strategy

SA Framework		SS13 Churnet Valley Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population;	1 Community cohesion and neighbourhood quality	The policy could enable the expansion of existing community facilities and the provision of new ones; it could also enable enhancement of the district's GI network.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.

SA Framework		SS13 Churnet Valley Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places;	2 Improving access to jobs, services and facilities	Enabling the Churnet Valley to provide a strong focus for sustainable rural regeneration across the district may help to advance equality of opportunity.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Policy seeks to enhance and develop links to strategic footpaths, cycle and horse riding routes and this is likely to lead to positive effects for health.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**: Appropriate proposals come forward in the plan period.
	4 Minimise opportunities for crime and reduce fear of crime	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley T**emporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	6 Reduce number of journeys made by car	Policy seeks to improve connectivity and accessibility to and within the Churnet Valley by sustainable transport means which could help to reduce the number of journeys made by car.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**: Partnership working can help to deliver these aims.

SA Framework		SS13 Churnet Valley Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk;	7 Minimise contributions to climate change, consider climate change adaptation	More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations. **Mitigation**: Policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**: No Air

SA Framework		SS13 Churnet Valley Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets;		impact on air quality targets and the performance of identified areas of poor air quality.				Quality Management Areas have been declared in the district. **Mitigation**: The location of identified areas of poor air quality should be a factor in considering preferred locations for new development. Delivery of significant soft landscape features should be required.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	Policy seeks to protect and enhance the biodiversity of the valley.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**: Design principles enforced at planning application stage will implement policy intentions.
	11 Safeguard geological resources including the best and most versatile agricultural land	The Policy is silent on geological resources.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan. **Mitigation:** Policy should require the protection of notable geological and geomorphological features.
	12 Minimise the use of non-renewable resources	The policy requires measures to remediate and restore derelict land, buildings and features	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS13 Churnet Valley Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy requires design of development to conserve and enhance heritage assets.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy supports measures to enhance, protect and interpret landscape character.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy supports the expansion of existing tourist attractions and facilities an the provision of new ones.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy intent is to support sustainable rural regeneration and this is likely to enhance the vitality and viability of the area's towns and villages.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Churnet Valley **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17	The policy could encourage investment in businesses, people and infrastructure and this is likely to lead to a strengthened and more diversified economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS13 Churnet Valley Strategy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres;	Sustainable economic growth and diversification of the economy					
	18 High and stable level of employment	Support for short stay and long stay visitor accommodation as well as the expansion of tourist attractions is likely to facilitate the delivery of new employment opportunities.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Churnet Valley **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS13 Churnet Valley Strategy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: Policy SS13 Churnet Valley Strategy manages development according to the aims of the strategy for the Churnet Valley and the Churnet Valley Masterplan SPD. Policy intent is enable the Churnet Valley to provide a strong focus for sustainable rural regeneration across the district and this may help to advance equality of opportunity as well as to enhance the vitality and viability of the area's towns and villages. Further positive effects for health and for reducing the need for car use are likely to result from the intentions to enhance and develop links to strategic footpaths, cycle and horse riding routes and to improve connectivity and accessibility to and within the Churnet Valley by all forms of sustainable transport. In addition support for measures to protect and enhance the biodiversity, landscape character and heritage assets of the valley are all likely to lead to additional positive effects. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows: **Mitigation:** The policy should refer to the District's GI Strategy and to meeting the needs of older people, including with extra care housing. The policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy. The policy should also refer to taking opportunities to enhance the character and appearance of the landscape, including the historic landscape, paying particular attention to the quality of the urban / rural interface and to increasing tourist opportunities for visitors.						

Table 16.14 Assessment Table for Preferred Option Policy SS13 Churnet Valley Strategy

Preferred Option Policy SS14 Northern Gateway Opportunity Site

SA Framework		SS14 Northern Gateway Opportunity Site				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	The policy could enable the provision of new community facilities and services.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions. **Mitigation**: Policy should specify the need to have regard to the Green Infrastructure Strategy for the district.
	2 Improving access to jobs, services and facilities	Serving a regional need for employment and potentially other community requirements may help to advance equality of opportunity and address need.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Policy addresses need for high quality employment development. This objective will be addressed by other policies in the plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**: Appropriate proposals come forward in the plan period. **Mitigation**: Policy should require measures to improve connectivity and accessibility to the site by sustainable transport means having regard to the GI strategy.
	4 Minimise opportunities for crime and reduce fear of crime	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.

SA Framework		SS14 Northern Gateway Opportunity Site				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	6 Reduce number of journeys made by car	The proposal could significantly increase the need to travel by less sustainable forms of transport, increasing road traffic and congestion, and this is likely to lead to negative effects on climate change.	-	--	--	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**: Proposal will generate significant additional demand for travel. **Mitigation**: Policy should require measures to improve connectivity and accessibility to the site by sustainable transport means having regard to the GI strategy.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions**

SA Framework		SS14 Northern Gateway Opportunity Site				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of						**made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations. **Mitigation**: Policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. **Mitigation**: The location of identified areas of poor air quality should be a factor in considering preferred locations for new development. Delivery of significant soft landscape features should be required.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	Site includes improved grassland, species-poor hedgerow and scattered trees considered of importance to nature conservation at the site level only. A single length of species-rich hedgerow in the northern area of the site is considered to be of importance at the local level. Species recorded on site are common and widespread both at a county and national level.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**: Impacts on biodiversity can be managed by other policies in the Local Plan. Prior to any development ponds are surveyed for great crested newts, and further surveys are undertaken for badgers, bat activity and reptiles, in addition to any further ecological reports requested to accompany a planning proposal.

SA Framework		SS14 Northern Gateway Opportunity Site				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	11 Safeguard geological resources including the best and most versatile agricultural land	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This will be managed through other policies in the Local Plan. The site is partially located within a mineral consultation area - bedrock sand.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions. **Mitigation**: Appropriate consultation will need take place to ensure sand resources are safeguarded from unnecessary sterilisation by non-mineral development.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	There are no heritage or archaeological assets identified on the site or in its immediate vicinity. Any impacts can be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	The site as a whole is extensively surrounded by farm land to the east, south and west and by housing and built environment to the north. However, it is effectively isolated from the wider landscape because it is encircled by major roads (the A50 and A521) to the north and east, Cresswell Lane to the south and the Crewe to Derby railway line to the west.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions. **Mitigation**: Policy should support measures to enhance, protect and interpret landscape character.

SA Framework		SS14 Northern Gateway Opportunity Site				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	The policy could support opportunities for investment in culture and tourism, particularly through a potential mixed use scheme.	+/i	+/i	+/i	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities;	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy intent is to support the emerging Northern Gateway regeneration initiative and this is likely to enhance the vitality and viability of the area's towns and villages.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Northern Gateway **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	The policy could encourage investment in businesses, people and infrastructure and this is likely to lead to a strengthened and more diversified economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Policy intent is to deliver high quality employment development and this is likely to facilitate the delivery of new employment opportunities.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS14 Northern Gateway Opportunity Site				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						

SA Framework		SS14 Northern Gateway Opportunity Site				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Summary of significant effects of policy: Policy SS14 Northern Gateway Opportunity Site supports the development of a Regional Investment Site for high quality employment development at this location and in line with the Northern Gateway. This is a large site (the northern area is approximately 19.28 ha and the southern area is approximately 29.3 ha) on the south-eastern outskirts of Blythe Bridge. The A50 runs through the middle of the site from the north-west to the south-east. The site as a whole is extensively surrounded by farm land to the east, south and west and by housing and built environment to the north. However, it is effectively isolated from the wider landscape because it is encircled by major roads (the A50 and A521) to the north and east, Cresswell Lane to the south and the Crewe to Derby railway line to the west. The river Blithe runs adjacent to the railway line further to the west. The majority of the site consists of uniform, improved grassland used for pasture. This habitat is common and widespread both locally and throughout the UK. Policy intent is to deliver high quality employment development and this is likely to encourage investment in businesses, people and infrastructure leading to a strengthened and more diversified economy, and facilitating the delivery of new employment opportunities. Further positive effects for minimising disadvantages are likely as a result of the site serving a regional need for employment and potentially other community requirements as this may help to advance equality of opportunity and address community need. However potentially significant negative effects on climate change were predicted as the proposal could significantly increase the need to travel by less sustainable forms of transport, increasing road traffic and congestion. Also the site is partially located within a mineral consultation area - bedrock sand. A number of policy improvements were identified as follows: **Mitigation:** The policy should require measures to improve connectivity and accessibility to the site by sustainable transport means having regard to the GI strategy. The policy should also seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy and should support measures to enhance, protect and interpret landscape character. In addition, appropriate consultation will need take place to ensure sand resources are safeguarded from unnecessary sterilisation by non-mineral development.					

Table 16.15 Assessment Table for Preferred Option Policy SS14 Northern Gateway Opportunity Site

Preferred Option Policy SS15 Planning Obligations and Community Infrastructure Levy

SA Framework		SS15 Planning Obligations and Community Infrastructure Levy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address:	1 Community cohesion and neighbourhood quality	The policy could enable the provision of new community facilities and services.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.

SA Framework		SS15 Planning Obligations and Community Infrastructure Levy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space;						
	2 Improving access to jobs, services and facilities	This will be managed through other policies in the Local Plan	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This objective will be addressed by other policies in the plan, although developer contributions may help to ensure delivery of appropriate quantity and quality of open space, sport and recreation facilities and this may have an indirectly positive effect on this objective.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Appropriate proposals come forward in the plan period.
	4 Minimise opportunities for crime and reduce fear of crime	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This will be managed through other policies in the Local Plan although developer contributions may help to ensure delivery of affordable homes.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Northern Gateway T**emporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	6 Reduce number of journeys made by car	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS15 Planning Obligations and Community Infrastructure Levy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk;	7 Minimise contributions to climate change, consider climate change adaptation	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	More information is required to assess how the delivery of new development would impact on air quality targets and the performance	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. **Mitigation**: The location of identified areas of poor air quality

SA Framework		SS15 Planning Obligations and Community Infrastructure Levy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible;		of identified areas of poor air quality.				should be a factor in considering preferred locations for new development. Delivery of significant soft landscape features should be required.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Impacts on biodiversity can be managed by other policies in the Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	13	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on townscape and heritage assets will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		SS15 Planning Obligations and Community Infrastructure Levy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	Protect and enhance character of towns / villages; heritage assets and their settings					
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on landscape and natural assets will be managed through the planning application process and using other policies in this Local Plan.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	This will be managed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and	16 Safeguard vitality of towns and sustain vibrant rural economy	This objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	This objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS15 Planning Obligations and Community Infrastructure Levy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area;	18 High and stable level of employment	This objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		SS15 Planning Obligations and Community Infrastructure Levy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: Policy SS15 Planning Obligations and Community Infrastructure Levy provides clarity regarding the Council's approach to developer contributions. The policy could enable the provision of new, or the significant enhancement of existing, community facilities and services and this is likely to make a positive contribution towards community cohesion and the quality of where people work and live. Further positive effects on health and the supply of new homes to meet need were identified, as developer contributions may help to ensure the delivery of an appropriate quantity and quality of open space, sport and recreation facilities and an increase in the supply of affordable homes. No policy improvements were identified.						

Table 16.16 Assessment Table for Preferred Option Policy SS15 Planning Obligations and Community Infrastructure Levy

16.2 Development Management Policies

16.2.1 Sustainable Development

Preferred Option Policy SD1 Sustainable Use of Resources

SA Framework		Preferred Option Policy: SD1 Sustainable Use of Resources				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate	1 Community cohesion and neighbourhood quality	Responding to the issue of climate change is likely to lead to indirect and positive benefits for the social and environmental quality of neighbourhoods in the long term.	0	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	2 Improving access to jobs, services and facilities	Policy supports development that is located to minimise energy needs and this is likely to result in the location of development in proximity to existing services and facilities, leading to positive effects.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on health will be managed through the planning application process and using other policies in this Local Plan.
	4 Minimise opportunities for crime and reduce fear of crime	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts

SA Framework		Preferred Option Policy: SD1 Sustainable Use of Resources				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
housing and access to community facilities and services;	Ensure supply new homes to meet local needs including affordable / social / extra care					on meeting housing needs will be managed through the planning application process and using other policies in this Local Plan.
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	Policy gives encouragement to development in sustainable locations and this is likely to lead to contributions towards reducing the number of journeys made by car.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: A sequential approach will help to focus development close to existing communities.

SA Framework		Preferred Option Policy: SD1 Sustainable Use of Resources				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of	7 Minimise contributions to climate change, consider climate change adaptation	Policy requires all development to adapt to climate change and this is likely to lead to significant positive effects on this objective.	+	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. This policy will provide a framework to help mitigate impacts.
	8 Improve air quality	Policy intention is the sustainable use of resources and adaptation to climate change. More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. **Mitigation**: The location of identified areas of poor air quality should be a factor in considering preferred locations for new development. Delivery of significant soft landscape features should be required.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	The policy seeks to make effective use of previously developed land and to support proposals that that remediate brownfield sites. Significance of effect is dependent on implementation of the policy.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan. **Mitigation**: Policy should clarify that any remediation of brownfield land should pay particular attention to the need to identify, conserve and enhance biodiversity resources.
	11	The policy seeks to make effective use of previously developed land and to support proposals that remediate	i/+	i/+	i/+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts

SA Framework		Preferred Option Policy: SD1 Sustainable Use of Resources				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	Safeguard geological resources including the best and most versatile agricultural land	brownfield sites. Significance of effect is dependent on implementation of the policy.				on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	Policy encourages re-use of construction or construction waste materials and this is likely to result in significant positive effects.	++	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on townscape character and heritage will be managed through the planning application process and using other policies in this Local Plan.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on landscape character and natural assets will be managed through the planning application process and using other policies in this Local Plan.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on sustainable tourism and the cultural economy will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD1 Sustainable Use of Resources				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy gives encouragement to development on previously developed land in sustainable locations and this could lead to enhancing the vitality and viability of the District's towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	This will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on economic growth will be managed through the planning application process and using other policies in this Local Plan.
	18 High and stable level of employment	This will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on economic growth will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD1 Sustainable Use of Resources				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: Policy SD1 Sustainable Use of Resources sets out a range of measures in relation to the sustainable use of resources and measures to address climate change. These include encouragement to be given to development on previously developed land and a requirement for major developments to demonstrate consideration given to energy efficiency, water conservation, sourcing of construction materials, site orientation and integration of micro-renewables. Significant positive effects on minimising contributions to climate change are predicted to arise from the policy requirement that all development should adapt to climate change and encouragement for the re-use of construction or construction waste materials. Further positive effects are likely to result from the support for development that is located to minimise energy needs as this is likely to result in the location of development in proximity to existing services and facilities. Whilst no significant negative effects were predicted, a policy improvement was identified as follows:						

SA Framework		Preferred Option Policy: SD1 Sustainable Use of Resources				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Mitigation: Policy should clarify that any remediation of brownfield land should pay particular attention to the need to identify, conserve and enhance biodiversity resources.						

Table 16.17 Assessment Table for Preferred Option Policy SD1 Sustainable Use of Resources

Preferred Option Policy SD2 Renewable / Low carbon energy

SA Framework		Preferred Option Policy: SD2 Renewable / low carbon energy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities;	1 Community cohesion and neighbourhood quality	Policy requires consideration to be given to the impact of schemes on the amenity of residents and this is likely to lead to indirect and positive benefits for the social and environmental quality of neighbourhoods in the long term.	0	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	2 Improving access to jobs, services and facilities	This objective will be addressed by other policies in the Local Plan	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on equality of opportunity will be managed through the planning application process and using other policies in this Local Plan..
	3 Improve health and reduce health inequalities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on health will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD2 Renewable / low carbon energy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel;	4 Minimise opportunities for crime and reduce fear of crime	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on meeting housing needs will be managed through the planning application process and using other policies in this Local Plan.
	6 Reduce number of journeys made by car	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on reducing the number of journeys made by car will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD2 Renewable / low carbon energy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively;	7 Minimise contributions to climate change, consider climate change adaptation	Policy intent is to meet part of the District's future energy demand through renewable or low-carbon energy sources and this is likely to lead to significant positive effects on this objective.	++	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	8 Improve air quality	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. Any impacts on air quality will be managed through the planning application process and using other policies in this Local Plan.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	Policy requires the impact of schemes on national and local biodiversity to be considered in accordance with other policies in the Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD2 Renewable / low carbon energy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	11 Safeguard geological resources including the best and most versatile agricultural land	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on townscape character and heritage will be managed through the planning application process and using other policies in this Local Plan.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy requires the impact of schemes on the landscape and on the National Park to be considered in accordance with other policies in the Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on landscape character and natural assets will be managed through the planning application process and using other policies in this Local Plan. **Mitigation**: The policy should include reference to impacts on the historic landscape.
	15	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on sustainable

SA Framework		Preferred Option Policy: SD2 Renewable / low carbon energy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
	Encourage sustainable tourism, cultural heritage and local distinctiveness					tourism and the cultural economy will be managed through the planning application process and using other policies in this Local Plan.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses;	16 Safeguard vitality of towns and sustain vibrant rural economy	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**:Any impacts on the vitality and viability of towns and villages will be managed through the planning application process and using other policies in this Local Plan.
	17 Sustainable economic growth and diversification of the economy	This will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on economic growth will be managed through the planning application process and using other policies in this Local Plan.
	18 High and stable level of employment	This will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on economic growth will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD2 Renewable / low carbon energy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy SD2 Renewable / low-carbon energy** gives support to new renewable energy development whilst recognising that the siting and design of all stand-alone renewables installations requires careful consideration to protect the natural and built environment and other amenities. Significant positive effects on minimising contributions to climate change are predicted to arise from the policy intent to meet part of the District's future energy demand through renewable or low-carbon energy sources. Whilst no significant negative effects were predicted, a policy improvement was identified as follows:						

SA Framework		Preferred Option Policy: SD2 Renewable / low carbon energy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Mitigation: The policy should clarify that impacts on the landscape includes the historic landscape and other natural assets and resources.						

Table 16.18 Assessment Table for Preferred Option Policy SD2 Renewable / low carbon energy

Preferred Option Policy SD3 Sustainability Measures in Development

SA Framework		Preferred Option Policy: SD3 Sustainability Measures in Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities;	1 Community cohesion and neighbourhood quality	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Any impacts on community cohesion will be managed through the planning application process and using other policies in this Local Plan.
	2 Improving access to jobs, services and facilities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on equality of opportunity will be managed through the planning application process and using other policies in this Local Plan.
	3 Improve health and reduce health inequalities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on health will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD3 Sustainability Measures in Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel;	4 Minimise opportunities for crime and reduce fear of crime	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on meeting housing needs will be managed through the planning application process and using other policies in this Local Plan.
	6 Reduce number of journeys made by car	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on reducing the number of journeys made by car will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD3 Sustainability Measures in Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of	7 Minimise contributions to climate change, consider climate change adaptation	Policy intent is to support further carbon- or water- saving measures in new and existing developments and this is likely to lead to significant positive effects on this objective.	++	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions. **Improvement:** All new residential and commercial development where car parking / garaging is proposed should be required to install a facility to permit the recharge of an electrical battery-powered vehicle.
	8 Improve air quality	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. Any impacts on air quality will be managed through the planning application process and using other policies in this Local Plan.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD3 Sustainability Measures in Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	11 Safeguard geological resources including the best and most versatile agricultural land	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on townscape character and heritage will be managed through the planning application process and using other policies in this Local Plan.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on landscape character and natural assets will be managed through the planning application process and using other policies in this Local Plan.
	15	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on sustainable

SA Framework		Preferred Option Policy: SD3 Sustainability Measures in Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
	Encourage sustainable tourism, cultural heritage and local distinctiveness					tourism and the cultural economy will be managed through the planning application process and using other policies in this Local Plan.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses;	16 Safeguard vitality of towns and sustain vibrant rural economy	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**:Any impacts on the vitality and viability of towns and villages will be managed through the planning application process and using other policies in this Local Plan.
	17 Sustainable economic growth and diversification of the economy	This will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on economic growth will be managed through the planning application process and using other policies in this Local Plan.
	18 High and stable level of employment	This will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on economic growth will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD3 Sustainability Measures in Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy SD3 Sustainability Measures in Development** supports a number of measures which can improve the sustainability of new or existing development, including exceeding thermal efficiency or water conservation standards, contributing to District Heating networks or the installation of micro-renewables. Significant positive effects on minimising contributions to climate change are predicted to arise from the policy intent to support further carbon- or water-saving measures. No significant negative effects were predicted however a policy improvement was identified as follows:						

SA Framework		Preferred Option Policy: SD3 Sustainability Measures in Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Mitigation: All new residential and commercial development where car parking / garaging is proposed should be required to install a facility to permit the recharge of an electrical battery-powered vehicle.						

Table 16.19 Assessment Table for Preferred Option Policy SD3 Sustainability Measures in Development

Preferred Option Policy SD4 Pollution

SA Framework		Preferred Option Policy: SD4 Pollution				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities;	1 Community cohesion and neighbourhood quality	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Any impacts on community cohesion will be managed through the planning application process and using other policies in this Local Plan.
	2 Improving access to jobs, services and facilities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on equality of opportunity will be managed through the planning application process and using other policies in this Local Plan.
	3 Improve health and reduce health inequalities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on health will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD4 Pollution				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel;	4 Minimise opportunities for crime and reduce fear of crime	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on meeting housing needs will be managed through the planning application process and using other policies in this Local Plan.
	6 Reduce number of journeys made by car	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on reducing the number of journeys made by car will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD4 Pollution				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively;	7 Minimise contributions to climate change, consider climate change adaptation	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on climate change will be managed through the planning application process and using other policies in this Local Plan.
	8 Improve air quality	Policy intent is to avoid or mitigate unacceptable impacts of air pollution and this is likely to lead to a significant positive effect on this objective.	++	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11	Policy intent is to avoid or mitigate unacceptable impacts of land pollution and this is likely to lead to a significant positive effect on this objective.	++	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: SD4 Pollution				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	Safeguard geological resources including the best and most versatile agricultural land					
	12 Minimise the use of non-renewable resources	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on townscape character and heritage will be managed through the planning application process and using other policies in this Local Plan.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on landscape character and natural assets will be managed through the planning application process and using other policies in this Local Plan.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on sustainable tourism and the cultural economy will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD4 Pollution				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and	16 Safeguard vitality of towns and sustain vibrant rural economy	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**:Any impacts on the vitality and viability of towns and villages will be managed through the planning application process and using other policies in this Local Plan.
	17 Sustainable economic growth and diversification of the economy	This will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on economic growth will be managed through the planning application process and using other policies in this Local Plan.
	18 High and stable level of employment	This will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on economic growth will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD4 Pollution				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy SD4 Pollution** seeks to ensure that the effects of pollution (air, land, noise, water, light) are avoided or mitigated. Significant positive effects on improving air quality and soil and land resources are predicted to result. No significant negative effects were predicted.						

Table 16.20 Assessment Table for Preferred Option Policy SD4 Pollution

Preferred Option Policy SD5 Flood Risk

SA Framework		Preferred Option Policy: SD5 Flood Risk				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Any impacts on community cohesion will be managed through the planning application process and using other policies in this Local Plan.
	2 Improving access to jobs, services and facilities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on equality of opportunity will be managed through the planning application process and using other policies in this Local Plan.
	3 Improve health and reduce health inequalities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on health will be managed through the planning application process and using other policies in this Local Plan.
	4 Minimise opportunities for crime and reduce fear of crime	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on meeting housing needs will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD5 Flood Risk				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on reducing the number of journeys made by car will be managed through the planning application process and using other policies in this Local Plan.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on climate change will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD5 Flood Risk				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for						
	8 Improve air quality	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. Any impacts on air quality will be managed through the planning application process and using other policies in this Local Plan.
	9 Reduce flood risk, protect and enhance water sources	Policy intent is to manage flood risk and this is likely to lead to significant positive effects on this objective	++	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions. **Mitigation:** When considering planning applications the Council should also have regard to the Local Flood Risk Management Strategy; the Policy might also include that where a watercourse is present on a development site, it should be retained or restored into a natural state and enhanced where possible.
	10 Conserve and enhance biodiversity	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD5 Flood Risk				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on townscape character and heritage will be managed through the planning application process and using other policies in this Local Plan.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on landscape character and natural assets will be managed through the planning application process and using other policies in this Local Plan.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on sustainable tourism and the cultural economy will be managed through the planning application process and using other policies in this Local Plan.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**:Any impacts on the vitality and viability of towns and villages will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD5 Flood Risk				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	This will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on economic growth will be managed through the planning application process and using other policies in this Local Plan.
	18 High and stable level of employment	This will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on economic growth will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: SD5 Flood Risk				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy SD5 Flood Risk** establishes flood control measures. Significant positive effects on reducing flood risk are predicted to result. Whilst no significant negative effects were predicted, a policy improvement was identified as follows: **Mitigation**: When considering planning applications the Council should also have regard to the Local Flood Risk Management Strategy; the Policy might also include that where a watercourse is present on a development site, it should be retained or restored into a natural state and enhanced where possible.						

Table 16.21 Assessment Table for Preferred Option Policy SD5 Flood Risk

16.2.2 Economy and Employment

Preferred Option Policy E1 New Employment Development

SA Framework		Preferred Option Policy: E1 New Employment Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to	1 Community cohesion and neighbourhood quality	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Any impacts on community cohesion will be managed through the planning application process and using other policies in this Local Plan.
	2 Improving access to jobs, services and facilities	Policy intent is to help maintain or enhance an appropriate range of employment premises and sites across the District in terms of scale, location and type and this is likely to lead to significant positive effects on advancing equality of opportunity.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on health will be managed through the planning application process and using other policies in this Local Plan.
	4 Minimise opportunities for crime and reduce fear of crime	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts

SA Framework		Preferred Option Policy: E1 New Employment Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	Ensure supply new homes to meet local needs including affordable / social / extra care					on meeting housing needs will be managed through the planning application process and using other policies in this Local Plan.
	6 Reduce number of journeys made by car	Policy intent is to help ensure that there is a choice of sustainably located employment sites and this is likely to help reduce the number of journeys made by car.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: E1 New Employment Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA);	7 Minimise contributions to climate change, consider climate change adaptation	This policy supports new business developments which is likely to result in greater energy use.	-	-	-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on climate change will be managed through the planning application process and using other policies in this Local Plan.
	8 Improve air quality	Policy supports business developments on existing sites and on the edge of town centres. Impact uncertain but this objective will be addressed by other policies in the Local Plan.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. Any impacts on air quality will be managed through the planning application process and using other policies in this Local Plan.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: E1 New Employment Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on townscape character and heritage will be managed through the planning application process and using other policies in this Local Plan.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This objective will be addressed by other policies in the Local Plan. In exceptional circumstances developments outside the settlement boundary may be supported where a rural location can be justified.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on landscape character and natural assets will be managed through the planning application process and using other policies in this Local Plan.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on sustainable tourism and the cultural economy will be managed through the planning application process and using other policies in this Local Plan.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy will help ensure that there is a choice of sustainably located employment sites and this is likely to lead to significant enhancement of the vitality and viability of the District's towns	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: E1 New Employment Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;		and villages, contributing to the safeguarding and improvement of shops and services.				
	17 Sustainable economic growth and diversification of the economy	Policy supports proposals that help to maintain or enhance an appropriate range of employment premises and sites across the District and this is likely to encourage investment leading to a strengthened and more diversified economy.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Policy proposes local labour agreements where appropriate to contribute towards training programmes and employment support and access schemes and this is likely to contribute to meeting the employment needs of local people.	+	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: E1 New Employment Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy E1 New Employment Development** will ensure that there is a choice of sustainably located employment sites, attractive to developers and operators and appropriate to market needs. In order to ensure that the local workforce and businesses benefit from new development, the policy also proposes local labour agreements where appropriate to contribute towards training programmes and employment support and access schemes. Significant positive effects on advancing equality of opportunity; safeguarding the vitality of towns and sustaining a vibrant rural economy are predicted to result. Further positive effects on sustainable economic growth, diversification of the economy and high and stable level of employment were identified. There is potential for negative effects on contribution to climate change arising from policy support for new business developments, as this is likely to result in greater energy use.						

Table 16.22 Assessment Table for Preferred Option Policy E1 New Employment Development

Preferred Option Policy E2 Employment Allocations

SA Framework		Preferred Option Policy: E2 Employment Allocations				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Any impacts on community cohesion will be managed through the planning application process and using other policies in this Local Plan.
	2 Improving access to jobs, services and facilities	Policy intent is to help maintain or enhance an appropriate range of employment premises and sites across the District in terms of scale, location and type and this is likely to lead to significant positive effects on advancing equality of opportunity.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on health will be managed through the planning application process and using other policies in this Local Plan.
	4 Minimise opportunities for crime and reduce fear of crime	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on meeting housing needs will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: E2 Employment Allocations				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	Policy intent is to help ensure that there is a choice of sustainably located employment sites and this is likely to help reduce the number of journeys made by car.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	This policy supports new business developments which is likely to result in greater energy use.	-	-	-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on climate change will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: E2 Employment Allocations				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing						
	8 Improve air quality	Policy supports business developments on existing sites and on the edge of town centres. Impact uncertain but this objective will be addressed by other policies in the Local Plan.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. Any impacts on air quality will be managed through the planning application process and using other policies in this Local Plan.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: E2 Employment Allocations				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	13 Protect and enhance character of towns / villages; heritage assets and their settings	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on townscape character and heritage will be managed through the planning application process and using other policies in this Local Plan.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on landscape character and natural assets will be managed through the planning application process and using other policies in this Local Plan.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on sustainable tourism and the cultural economy will be managed through the planning application process and using other policies in this Local Plan.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities;	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy allocates sites in the three main towns and this is likely to lead to significant enhancement of the vitality and viability of the District's towns contributing to the safeguarding and improvement of shops and services.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	17	Allocation of sites is likely to encourage investment leading to a strengthened and more diversified economy.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: E2 Employment Allocations				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres;	Sustainable economic growth and diversification of the economy					
	18 High and stable level of employment	Allocation of sites is likely to contribute to meeting the employment needs of local people.	+	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: E2 Employment Allocations				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy E2 Employment Allocations** ensures allocation of sufficient employment land to support the housing requirement. Significant positive effects on advancing equality of opportunity and safeguarding the vitality of towns are predicted to result. Further positive effects on sustainable economic growth, diversification of the economy and high and stable level of employment were identified. There is potential for negative effects on contribution to climate change arising from the allocation of sites for new business developments, as this is likely to result in greater energy use.						

Table 16.23 Assessment Table for Preferred Option Policy E2 Employment Allocations

Preferred Option Policy E3 Existing Employment Areas

SA Framework		Preferred Option Policy: E3 Existing Employment Areas				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Any impacts on community cohesion will be managed through the planning application process and using other policies in this Local Plan.
	2 Improving access to jobs, services and facilities	Retaining existing employment areas wherever appropriate is likely to have positive effects on advancing equality of opportunity since retained sites will be well located in relation to main roads and public transport and be capable of meeting a range of employment uses.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on health will be managed through the planning application process and using other policies in this Local Plan.
	4 Minimise opportunities for crime and reduce fear of crime	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on meeting housing needs will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: E3 Existing Employment Areas				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	Ensure supply new homes to meet local needs including affordable / social / extra care					
	6 Reduce number of journeys made by car	Policy intent is to help retain employment sites well served by the public transport network and to support mixed use developments; this is likely to help reduce the number of journeys made by car.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	This policy supports business developments and this is likely to result in greater energy use.	-	-	-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on climate change will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: E3 Existing Employment Areas				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing						
	8 Improve air quality	Policy supports business developments on existing sites. Impact uncertain but this objective will be addressed by other policies in the Local Plan.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. Any impacts on air quality will be managed through the planning application process and using other policies in this Local Plan.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: E3 Existing Employment Areas				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	13 Protect and enhance character of towns / villages; heritage assets and their settings	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on townscape character and heritage will be managed through the planning application process and using other policies in this Local Plan.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on landscape character and natural assets will be managed through the planning application process and using other policies in this Local Plan.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on sustainable tourism and the cultural economy will be managed through the planning application process and using other policies in this Local Plan.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities;	16 Safeguard vitality of towns and sustain vibrant rural economy	Retaining appropriate and viable employment sites is likely to lead to enhancement of the vitality and viability of the District's towns contributing to the safeguarding and improvement of shops and services.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	17	Retaining appropriate and viable employment sites is likely to encourage investment leading to a strengthened and more diversified economy.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: E3 Existing Employment Areas				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres;	Sustainable economic growth and diversification of the economy					
	18 High and stable level of employment	Retaining appropriate and viable employment sites is likely to contribute to meeting the employment needs of local people.	+	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: E3 Existing Employment Areas				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy E3 Existing Employment Areas** seeks to retain existing employment sites where appropriate. Significant positive effects on reducing the number of journeys made by car and advancing equality of opportunity are likely to result from the policy intent to help retain employment sites well served by the public transport network and to support mixed use developments. Further positive effects on sustainable economic growth, diversification of the economy, high and stable level of employment and safeguarding the vitality of towns were identified. There is potential for negative effects on contribution to climate change arising from new business development, as this is likely to result in greater energy use.						

Table 16.24 Assessment Table for Preferred Option Policy E3 Existing Employment Areas

Preferred Option Policy E4 Tourism and Cultural Development

SA Framework		Preferred Option Policy: E4 Tourism and Cultural Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Any impacts on community cohesion will be managed through the planning application process and using other policies in this Local Plan.
	2 Improving access to jobs, services and facilities	Directing tourism and cultural development towards locations with good connectivity or close to settlements with existing facilities is likely to have positive effects on advancing equality of opportunity.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on health will be managed through the planning application process and using other policies in this Local Plan.
	4 Minimise opportunities for crime and reduce fear of crime	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts

SA Framework		Preferred Option Policy: E4 Tourism and Cultural Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						on meeting housing needs will be managed through the planning application process and using other policies in this Local Plan.
	6 Reduce number of journeys made by car	Policy intent is to direct tourism and cultural development towards locations served by public transport or close to existing settlements and this is likely to help reduce the number of journeys made by car.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	This policy supports new tourism and cultural development and this is likely to result in greater energy use.	-	-	-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts

SA Framework		Preferred Option Policy: E4 Tourism and Cultural Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing						on climate change will be managed through the planning application process and using other policies in this Local Plan.
	8 Improve air quality	Policy supports developments in sustainable locations. Impact uncertain but this objective will be addressed by other policies in the Local Plan.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. Any impacts on air quality will be managed through the planning application process and using other policies in this Local Plan.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: E4 Tourism and Cultural Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	This objective will principally be addressed by other policies in the Local Plan. However policy requires all development to be of an appropriate quality, scale and character compatible with the local area.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on townscape character and heritage will be managed through the planning application process and using other policies in this Local Plan.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This objective will principally be addressed by other policies in the Local Plan. However policy requires development that enhances local landscape.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on landscape character and natural assets will be managed through the planning application process and using other policies in this Local Plan.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy intent is to support the role that tourism and culture play in the local economy and to deliver development that promotes the distinctive character and quality of the district. This is likely to lead to significant positive effects.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: E4 Tourism and Cultural Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and	16 Safeguard vitality of towns and sustain vibrant rural economy	New tourist facilities and visitor accommodation is likely to lead to enhancement of the vitality and viability of the District's towns contributing to the safeguarding and improvement of shops and services.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	Support for new tourism and cultural development is likely to encourage investment leading to a strengthened and more diversified economy.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	New tourist facilities and visitor accommodation is likely to contribute to meeting the employment needs of local people.	+	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: E4 Tourism and Cultural Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy E4 Tourism and Cultural Development** supports the development of the tourist industry with new development proposals to be assessed according to the extent to which they support the local economy and promote the distinctive character and quality of the District. Significant positive effects on encouraging sustainable tourism, cultural heritage and local distinctiveness are likely to result from this. Further positive effects on reducing the number of journeys made by car and advancing equality of opportunity, sustainable economic growth, diversification of the economy, high and stable level of employment and safeguarding the vitality of towns were identified. There is potential for negative effects on contribution to climate change arising from new development, as this is likely to result in greater energy use.						

Table 16.25 Assessment Table for Preferred Option Policy E4 Tourism and Cultural Development

Preferred Option Policy E5 Rural Economy

SA Framework		Preferred Option Policy: E5 Rural Economy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Any impacts on community cohesion will be managed through the planning application process and using other policies in this Local Plan.
	2 Improving access to jobs, services and facilities	Support for the rural economy is likely to have positive effects on advancing equality of opportunity.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on health will be managed through the planning application process and using other policies in this Local Plan.
	4 Minimise opportunities for crime and reduce fear of crime	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on meeting housing needs will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: E5 Rural Economy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	The Policy expects development in non-sustainable locations to be justified and this is likely to help reduce the number of journeys made by car.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	This policy supports the rural economy and this is likely to result in greater energy use, particularly over the longer term.	-	-	--	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on climate change will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Preferred Option Policy: E5 Rural Economy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of						
	8 Improve air quality	Policy supports developments in sustainable locations. Impact uncertain but this objective will be addressed by other policies in the Local Plan.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. Any impacts on air quality will be managed through the planning application process and using other policies in this Local Plan.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This objective will principally be addressed by other policies in the Local Plan. However policy describes appropriate development as that (amongst other things) which does not result in harm to any sites designated for their nature conservation.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This objective will principally be addressed by other policies in the Local Plan. However the policy supports the	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts

SA Framework		Preferred Option Policy: E5 Rural Economy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
		reuse of existing buildings where certain criteria are met.				on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.
importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	13 Protect and enhance character of towns / villages; heritage assets and their settings	This objective will principally be addressed by other policies in the Local Plan. However policy describes appropriate development as that (amongst other things) which does not result in harm to any sites designated for their historical interest.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on townscape character and heritage will be managed through the planning application process and using other policies in this Local Plan. **Mitigation**: Policy should amend definition of appropriate development to include avoiding harm to non-designated historic assets.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This objective will principally be addressed by other policies in the Local Plan. However policy describes appropriate development as that (amongst other things) which does not result in harm to a	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on landscape character and natural assets will be managed through the planning application process and using other policies in this Local Plan. **Mitigation**: Policy should amend definition of appropriate development to include avoiding harm to local landscape character or appearance, including historic landscape.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy recognises the role that tourism should play in growth of the rural economy and this is likely to lead to positive effects.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	Economic development in the rural areas is likely to help sustain a vibrant rural economy	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: E5 Rural Economy				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	Encouraging rural economic diversification is likely to encourage investment leading to a strengthened and more diversified economy.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Economic development in the rural areas is likely to contribute to meeting the employment needs of local people.	+	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		Preferred Option Policy: E5 Rural Economy				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy E5 Rural Economy** aims to support the rural economy, enable appropriate rural economic diversification and meet the needs of rural communities whilst seeking to protect the countryside from inappropriate development. Significant positive effects on advancing equality of opportunity are likely to result from support for the rural economy. Further positive effects on reducing the number of journeys made by car and sustainable economic growth, diversification of the economy, and high and stable level of employment were identified. There is potential for negative effects on contribution to climate change arising from new development, as this is likely to result in greater energy use. **Mitigation**: Policy should amend the definition of appropriate development to include avoidance of harm to local landscape character or appearance, including the historic landscape; as well as to non-designated historic assets.						

Table 16.26 Assessment Table for Preferred Option Policy E5 Rural Economy

16.2.3 Housing

Preferred Option Policy H1 New Housing Development

SA Framework		H1 New Housing Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate	1 Community cohesion and neighbourhood quality	Policy requires a mix of housing sizes, types and tenures and at a density compatible with the site and local character. Overall a neutral impact is likely.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on the quality of neighbourhoods.
	2 Improving access to jobs, services and facilities	Development will be located in accordance with the spatial strategy which supports the focus of growth in the towns with adequate provision in the rural areas to support local communities.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This SA objective will principally be addressed through other policies in the Local Plan, however provision of high quality homes to meet identified need is likely to lead improvements in health and well-being.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on health and inequalities.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will address this objective.

SA Framework		H1 New Housing Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Provision of new homes to meet the objectively assessed needs of the District is likely to make a significant contribution to meeting the needs of the whole community.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	6 Reduce number of journeys made by car	Development will be located in accordance with the spatial strategy to help ensure new homes are built in sustainable locations where access to services and facilities is considered.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Development will be focused close to existing communities.

SA Framework		H1 New Housing Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA);	7 Minimise contributions to climate change, consider climate change adaptation	New development will result in increased energy use and greenhouse gas emissions however the spatial strategy will help to manage this through controlling the location of new development.	i/-	i/-	i/--	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	Impact unknown. This SA objective will be addressed through other policies in the Local Plan.	0/?	0/?	0/?	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	All new development will address impacts on biodiversity.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	All new development will address impacts on geological resources including the best and most versatile agricultural land.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		H1 New Housing Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will address this objective.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Provision of new development will need to be managed in order to control any risk of the deterioration of cultural and historic heritage assets or their settings and any potential loss of local character and distinctiveness.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of townscape, heritage assets and their settings.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Provision of new development will need to be managed in order to control any risk of adverse effects on landscape character, an area of historic landscape value or other natural asset that could not be reasonably mitigated.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of the character of the landscape and natural assets.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy will not directly support tourism however provision of more homes across the plan area will support town centre economies which in turn will help to maintain the visitor economy.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a decline in the natural and built environment.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	Provision of new homes will help to enhance the vitality and viability of the District's towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Provision of new homes will help support sustainable, self-sufficient settlements.

SA Framework		H1 New Housing Development				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	Development will be located in accordance with the spatial strategy to help ensure new homes are built in sustainable locations where access to employment opportunities is considered.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Provision of new homes across the plan area will help to support the continued economic growth of the District.
	18 High and stable level of employment	Provision of new homes could facilitate residential development in close proximity to existing or new employment provision. A lack of new homes to accommodate growth may limit economic development through a fall in the labour force.	0	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: A good proportion of the residents of new homes will work locally and a proportion of new businesses will employ local people.

SA Framework		H1 New Housing Development				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy H1 New Housing Development** seeks to ensure that an appropriate range of sizes, types and tenures of housing is provided, supporting the provision of flexible accommodation delivered in accordance with the nationally described space standard and to meet accessibility standards set out in the Optional Requirement M4(2) of building regulations. Significant positive effects on ensuring the supply new homes meet local needs including affordable / social / extra care are likely to result from enabling the Plan's objectively assessed housing need to be delivered. Further positive effects on enhancing the vitality and viability of the District's towns and villages and supporting stable levels of employment were identified. There is potential for negative effects on contribution to climate change arising from new development, as this is likely to result in greater energy use. No mitigation measures were identified.						

Table 16.27 Assessment Table for Preferred Option Policy H1 New Housing Development

Preferred Option Policy H2 Housing Allocations

SA Framework		H2 Housing Allocations				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on the quality of neighbourhoods.
	2 Improving access to jobs, services and facilities	Development will be located in accordance with the spatial strategy which supports the focus of growth in the towns with adequate provision in the rural areas to support local communities.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This SA objective will principally be addressed through other policies in the Local Plan, however provision of high quality homes to meet identified need is likely to lead improvements in health and well-being.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on health and inequalities.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will address this objective.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Allocations of housing sites will ensure that a suitable supply of land for new homes is made available.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.

SA Framework		H2 Housing Allocations				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	Development will be located in accordance with the spatial strategy to help ensure new homes are built in sustainable locations where access to services and facilities is considered.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Development will be focused close to existing communities.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	New development will result in increased energy use and greenhouse gas emissions however the spatial strategy will help to	i/-	i/-	i/--	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New

SA Framework		H2 Housing Allocations				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing		manage this through controlling the location of new development.				development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	Impact unknown. This SA objective will be addressed through other policies in the Local Plan.	0/?	0/?	0/?	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	All new development will address impacts on biodiversity. More detail in site allocations appraisals.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	All new development will address impacts on geological resources including the best and most versatile agricultural land. More detail in site allocations appraisals.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		H2 Housing Allocations				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will address this objective.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Individual allocations may have potential for some impact. More detail in site allocations appraisals.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of townscape, heritage assets and their settings.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Individual allocations may have potential for some impact. More detail in site allocations appraisals.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of the character of the landscape and natural assets.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy will not directly support tourism however provision of more homes across the plan area will support town centre economies which in turn will help to maintain the visitor economy.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a decline in the natural and built environment.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	Allocations of housing sites will ensure that a suitable supply of land for new homes is made available and this is likely to help enhance the vitality and viability of the District's towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Provision of new homes will help support sustainable, self-sufficient settlements.

SA Framework		H2 Housing Allocations				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	Allocations of housing sites will ensure that a suitable supply of land for new homes is made available in sustainable locations where access to employment opportunities is considered.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Provision of new homes across the plan area will help to support the continued economic growth of the District.
	18 High and stable level of employment	Allocations of housing sites will ensure that a suitable supply of land for new homes is made available, taking into account proximity to existing or new employment provision. A lack of allocations may limit economic development through a fall in the labour force.	0	0/+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: A good proportion of the residents of new homes will work locally and a proportion of new businesses will employ local people.

SA Framework		H2 Housing Allocations				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy H2 Housing Allocations** identifies sites as suitable for housing development in order to meet the housing target set out in Policy SS3. Significant positive effects on ensuring the supply of new homes to meet local needs are likely to result from site allocations. Further positive effects on enhancing the vitality and viability of the District's towns and villages and supporting stable levels of employment were also identified. Further detail relating to any predicted impacts on biodiversity, landscape or townscape character is provided in the specific sites appraisals. There is potential for negative effects on contribution to climate change arising from supply of land for new development, as this is likely to result in greater energy use. No mitigation measures were identified.						

Table 16.28 Assessment Table for Preferred Option Policy H2 Housing Allocations

Preferred Option Policy H3 Affordable Housing

SA Framework		H3 Affordable Housing				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	This SA objective will principally be addressed through other policies in the Local Plan however provision of affordable housing is likely to benefit the development of sustainable communities and community cohesion.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on the quality of neighbourhoods.
	2 Improving access to jobs, services and facilities	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This SA objective will principally be addressed through other policies in the Local Plan, however access to affordable homes is likely to lead to improvements in health and well-being.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on health and inequalities.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will address this objective.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy intent is to ensure more affordable housing can be provided.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.

SA Framework		H3 Affordable Housing				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Development will be focused close to existing communities.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	New development will result in increased energy use and greenhouse gas emissions however the spatial strategy	i/-	i/-	i/--	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New

SA Framework		H3 Affordable Housing				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing		will help to manage this through controlling the location of new development.				development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	Impact unknown. This SA objective will be addressed through other policies in the Local Plan.	0/?	0/?	0/?	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	All new development will address impacts on biodiversity. This SA objective will be addressed through other policies in the Local Plan.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	All new development will address impacts on geological resources including the best and most versatile agricultural land. This SA objective will be addressed through other policies in the Local Plan.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		H3 Affordable Housing				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will address this objective.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	All new development will address impacts on character and heritage. This SA objective will be addressed through other policies in the Local Plan.	i/0	i/0	i/0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of townscape, heritage assets and their settings.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	All new development will address impacts on landscape and natural assets. This SA objective will be addressed through other policies in the Local Plan.	i/0	i/0	i/0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of the character of the landscape and natural assets.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy will not directly support tourism however provision of more affordable homes across the plan area will support town centre economies which in turn will help to maintain the visitor economy.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Lively town and village centres will help to attract more paying visitors.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	Allocations of housing sites will ensure that a suitable supply of land for new homes is made available and this is likely to help enhance the vitality and viability of the District's towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Provision of new homes will help support sustainable, self-sufficient settlements.

SA Framework		H3 Affordable Housing				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Provision of new homes across the plan area will help to support the continued economic growth of the District.
	18 High and stable level of employment	Provision of affordable housing will help to maintain a local labour force.	0	0/+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: A good proportion of the residents of new homes will work locally and a proportion of new businesses will employ local people.

SA Framework		H3 Affordable Housing				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy H3 Affordable Housing** identifies thresholds for an affordable housing target of 33% in towns and the larger villages; in or on the edge of smaller villages, small schemes for 100% affordable housing will be permitted on suitable rural exception sites; the policy also sets a starter homes target. Significant positive effects on ensuring the supply of new homes to meet local needs are likely to result from provision of affordable housing. Further positive effects on enhancing the vitality and viability of the District's towns and villages and supporting stable levels of employment were also identified. There is potential for negative effects on contribution to climate change arising from new development, as this is likely to result in greater energy use. No mitigation measures were identified.						

Table 16.29 Assessment Table for Preferred Option Policy H3 Affordable Housing

Preferred Option Policy H4 Rural Housing

SA Framework		H4 Rural Housing				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	This SA objective will principally be addressed through other policies in the Local Plan however provision of rural housing is likely to benefit the development of sustainable communities and community cohesion.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on the quality of neighbourhoods.
	2 Improving access to jobs, services and facilities	This SA objective will principally be addressed through other policies in the Local Plan, however re-use of rural buildings for commercial purposes may help improve access to some facilities for some rural dwellers.	0/?	0/?	0/?	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This SA objective will principally be addressed through other policies in the Local Plan, however access to rural affordable homes is likely to lead to improvements in health and well-being.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on health and inequalities.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will address this objective.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy allows for rural affordable housing to be provided.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles

SA Framework		H4 Rural Housing				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						enforced at planning application stage will implement policy intentions. **Mitigation**: Policy should require housing to remain affordable for successive occupiers in perpetuity.
	6 Reduce number of journeys made by car	Policy relates to re-use of rural buildings for commercial purposes, and in certain instances for residential use, as well as controlling new dwellings in the countryside; this is likely to lead to increased use of private transport.	-	-	-	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Development may not be focused close to existing communities. **Mitigation**: Policy to include requirement for sites to be adequately served by existing services and facilities.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	New development will result in increased energy use and greenhouse gas emissions however the spatial strategy	i/-	i/-	i/--	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New

SA Framework		H4 Rural Housing				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing		will help to manage this through controlling the location of new development.				development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	Impact unknown. This SA objective will be addressed through other policies in the Local Plan.	0/?	0/?	0/?	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	All new development will address impacts on biodiversity. This SA objective will be addressed through other policies in the Local Plan.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	All new development will address impacts on geological resources including the best and most versatile agricultural land. This SA objective will be addressed through other policies in the Local Plan.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		H4 Rural Housing				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This SA objective will principally be addressed through other policies in the Local Plan however policy allows re-use of rural buildings.	0	0	0/+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will address this objective.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	All new development will address impacts on character and heritage. This SA objective will principally be addressed through other policies in the Local Plan however policy seeks to secure the future of heritage assets.	i/0	i/0	i/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of townscape, heritage assets and their settings.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	All new development will address impacts on landscape and natural assets. This SA objective will be addressed through other policies in the Local Plan.	i/0	i/0	i/0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of the character of the landscape and natural assets.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy will not directly support tourism however provision of more rural housing will support town centre economies which in turn will help to maintain the visitor economy.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Lively town and village centres will help to attract more paying visitors.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	Meeting rural housing need is likely to help sustain the rural economy.	0	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Provision of new homes will help support sustainable, self-sufficient settlements.

SA Framework		H4 Rural Housing				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	Meeting rural housing need is likely to help sustain the rural economy.	0	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Provision of new homes across the plan area will help to support the continued economic growth of the District.
	18 High and stable level of employment	Provision of rural housing will help to maintain a local labour force.	0	0/+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: A good proportion of the residents of new homes will work locally and a proportion of new businesses will employ local people.

SA Framework		H4 Rural Housing				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy H4 Rural Housing** recognises that the re-use of rural buildings for commercial purposes is preferable to that of residential uses and establishes criteria for re-use, the policy also recognises the need to safeguard rural buildings considered to be of particular merit in terms of their contribution to local character or heritage and the need to deliver affordable homes. Positive effects on ensuring the supply of new homes to meet local needs are likely to result from provision of affordable housing, provision of rural housing is also likely to benefit the development of sustainable communities and community cohesion. Further positive effects on helping sustain the rural economy were identified from helping to meet rural housing need. There is potential for negative effects on contribution to climate change arising from new development, as this is likely to result in greater energy use; and from a likely increased use of private transport. Policy improvements were identified as follows: **Mitigation**: Policy should require housing to remain affordable for successive occupiers in perpetuity and include a requirement for sites to be adequately served by existing services and facilities.						

Table 16.30 Assessment Table for Preferred Option Policy H4 Rural Housing

Preferred Option Policy H5 Gypsy and Traveller Sites and Sites for Travelling Showpeople

SA Framework		Policy H5 Gypsy and Traveller Sites and Sites for Travelling Showpeople				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to	1 Community cohesion and neighbourhood quality	This SA objective will principally be addressed through other policies in the Local Plan, however establishing the considerations that will be taken into account for determining applications or making future site allocations is likely to help ensure community safety and local environmental quality.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on community cohesion and the quality of neighbourhoods.
	2 Improving access to jobs, services and facilities	Policy criteria include that a site should be reasonably accessible to services and facilities.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Access to accommodation and local services and facilities is likely to lead to positive impacts on health and well-being for gypsies and travellers.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on health and inequalities.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will address this objective.
	5	Policy intent is to meet the needs of the gypsy, traveller and travelling show people community.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.

SA Framework		Policy H5 Gypsy and Traveller Sites and Sites for Travelling Showpeople				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
community facilities and services Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	Ensure supply new homes to meet local needs including affordable / social / extra care					
	6 Reduce number of journeys made by car	Policy criteria include that a site should be should be reasonably accessible to services and facilities by foot, cycle or public transport.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Development may not be focused close to existing communities.

SA Framework		Policy H5 Gypsy and Traveller Sites and Sites for Travelling Showpeople				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA);	7 Minimise contributions to climate change, consider climate change adaptation	Policy criteria include that a site should be should be reasonably accessible to services and facilities by foot, cycle or public transport.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Policy relates to site requirements.
	8 Improve air quality	Impact unknown. This SA objective will be addressed through other policies in the Local Plan.	0/?	0/?	0/?	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	All new development will address impacts on biodiversity. This SA objective will be addressed through other policies in the Local Plan.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	All new development will address impacts on geological resources including the best and most versatile agricultural land. This SA objective will be addressed through other policies in the Local Plan.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		Policy H5 Gypsy and Traveller Sites and Sites for Travelling Showpeople				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This SA objective will principally be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will address this objective.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	All new development will address impacts on character and heritage. This SA objective will principally be addressed through other policies in the Local Plan.	i/0	i/0	i/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of townscape, heritage assets and their settings.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	All new development will address impacts on landscape and natural assets. This SA objective will be addressed through other policies in the Local Plan.	i/0	i/0	i/0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of the character of the landscape and natural assets.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy will not directly support tourism.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: This SA objective will principally be addressed through other policies in the Local Plan.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy will not directly support maintaining the vitality and viability of the towns and protection of the towns as service centres.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: This SA objective will principally be addressed through other policies in the Local Plan.

SA Framework		Policy H5 Gypsy and Traveller Sites and Sites for Travelling Showpeople				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	Policy will not directly support sustainable economic growth and diversification of the economy.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: This SA objective will principally be addressed through other policies in the Local Plan.
	18 High and stable level of employment	Policy will not directly support high and stable levels of employment.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: This SA objective will principally be addressed through other policies in the Local Plan.

SA Framework		Policy H5 Gypsy and Traveller Sites and Sites for Travelling Showpeople				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy H5 Gypsy and Traveller Sites and Sites for Travelling Showpeople** sets out the criteria for determination of applications for gypsy and traveller sites or for making future site allocations. Significant positive effects on meeting identified housing need is likely to result from the policy intent to meet the needs of the gypsy, traveller and travelling show people community. Access to accommodation and local services and facilities is likely to lead to further positive impacts on health and well-being for gypsies and travellers and establishing the considerations that will be taken into account for determining applications or future allocations is likely to lead to positive effects on helping ensure community safety and local environmental quality.						

Table 16.31 Assessment Table for Preferred Option Policy Policy H5 Gypsy and Traveller Sites and Sites for Travelling Showpeople

16.2.4 Town Centres and Retailing

Preferred Option Policy TCR1 Development in the Town Centres

SA Framework		TCR1 Development in the Town Centres				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	Policy refers to setting out design principles including minimising the risk of crime.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on the quality of neighbourhoods. **Mitigation**: Policy should encourage proposals that deliver high quality public spaces.
	2 Improving access to jobs, services and facilities	The three towns will accommodate the greatest proportion of the District's housing, employment and retail needs, the towns accommodate 50% of the District's current population and the majority of existing services and facilities.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on health and inequalities.
	4 Minimise opportunities for crime and reduce fear of crime	Policy refers to setting out design principles including minimising the risk of crime.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will address this objective. **Mitigation**: Policy should require active ground floor frontages to be maintained and created within town centres with appropriate town centre uses.

SA Framework		TCR1 Development in the Town Centres				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy includes measures aimed at maintaining the vitality and viability of town centres, neutral impact likely on supply of new homes.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Delivery of new homes will be managed through other policies in the Plan.
	6 Reduce number of journeys made by car	Policy requires good access to the town centres by those using public transport, cycling or walking.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on accessibility for those without a car.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	New development will result in increased energy use and greenhouse gas emissions.	i/-	i/-	i/--	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New

SA Framework		TCR1 Development in the Town Centres				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats						development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	Town centre developments may result in localised poor air quality.	?/-	?/-	?/-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	Policy relates to town centre development. This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	Policy relates to town centre development. This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		TCR1 Development in the Town Centres				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will address this objective.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy refers to setting out design principles to improve and enhance the distinctive heritage of the town centres.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of townscape, heritage assets and their settings.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy relates to town centre development. This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of the character of the landscape and natural assets.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Policy supports positive measures which enhance the town centres and promote their tourism potential.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will deliver policy objectives.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	This is policy intent. However it will be important to help strengthen links between rural areas and towns, including by sustainable forms of transport, to help sustain a vibrant rural economy also.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Principles enforced at planning application stage will deliver policy objectives.

SA Framework		TCR1 Development in the Town Centres				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	Policy supports development in the town centres and this is likely to lead to significant positive effects.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will deliver policy objectives.
	18 High and stable level of employment	Policy supports development in the town centres and this is likely to lead to significant positive effects.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will deliver policy objectives.

SA Framework		TCR1 Development in the Town Centres				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy TCR1 Development in the Town Centres** seeks to maintain the vitality and viability of town centres by supporting measures that lead to the enhancement and regeneration of the shopping and town centre environment, promoting their tourism potential and maintaining local distinctiveness by supporting proposals that help to retain and attract independent retailers. Significant positive effects were predicted for Improving access to jobs, services and facilities. Further positive effects were identified for maintaining the vitality and viability of the towns, protecting the towns as service centres, promoting sustainable economic growth and diversification of the economy and on supporting high and stable levels of employment. **Mitigation**: Whilst no significant negative effects were predicted, the appraisal notes that the Policy might be improved by including a reference to helping strengthen links between rural areas and towns, including by sustainable forms of transport, in order to help sustain a vibrant rural economy also. The policy should encourage proposals that deliver high quality public spaces and require active ground floor frontages to be maintained and created within town centres with appropriate town centre uses.						

Table 16.32 Assessment Table for Preferred Option Policy TCR1 Development in the Town Centres

Preferred Option Policy TCR2 Primary Shopping Frontages

SA Framework		TCR2 Primary Shopping Frontages				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	Policy relates to safeguarding the retail function at the heart of town centres. This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**: Design principles enforced at planning application stage will manage impacts on the quality of neighbourhoods.
	2 Improving access to jobs, services and facilities	Policy relates to safeguarding the retail function at the heart of town centres. This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on health and inequalities.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will address this objective.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy relates to safeguarding the retail function at the heart of town centres. This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Delivery of new homes will be managed through other policies in the Plan.

SA Framework		TCR2 Primary Shopping Frontages				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	Policy relates to safeguarding the retail function at the heart of town centres.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on accessibility for those without a car.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	New development will result in increased energy use and greenhouse gas emissions.	i/-	i/-	i/--	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New

SA Framework		TCR2 Primary Shopping Frontages				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with						development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	Town centre developments may result in localised poor air quality.	?/-	?/-	?/-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	Policy relates to safeguarding the retail function at the heart of town centres. This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	Policy relates to safeguarding the retail function at the heart of town centres. This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will address this objective.

SA Framework		TCR2 Primary Shopping Frontages				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	13 Protect and enhance character of towns / villages; heritage assets and their settings	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of townscape, heritage assets and their settings.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of the character of the landscape and natural assets.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Vibrant shopping areas will support the visitor economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will deliver policy objectives.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities;	16 Safeguard vitality of towns and sustain vibrant rural economy	This is the principal intent of the Policy. A vibrant mix of uses and active streets are likely to lead to enhancement of vitality of town centres.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Principles enforced at planning application stage will deliver policy objectives.
	17	Policy ensures a healthy retail core and mix of uses.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will deliver policy objectives.

SA Framework		TCR2 Primary Shopping Frontages				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres;	Sustainable economic growth and diversification of the economy					
	18 High and stable level of employment	Protecting the retail function in the heart of the town centres is likely to contribute maintaining jobs.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will deliver policy objectives.

SA Framework		TCR2 Primary Shopping Frontages				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy TCR2 Primary Shopping Frontages** safeguards the retail function at the heart of town centres. Significant positive effects were predicted for maintaining the vitality and viability of the towns, protecting the towns as service centres, promoting sustainable economic growth and supporting high and stable levels of employment. Further positive effects were identified for tourism as vibrant shopping areas are likely to support the visitor economy. No significant negative effects were predicted although it is likely that new development will result in increased energy use and greenhouse gas emissions.						

Table 16.33 Assessment Table for Preferred Option Policy TCR2 Primary Shopping Frontages

Preferred Option Policy TCR3 Retailing and other Town Centre uses outside Town Centres

SA Framework		TCR3 Retailing and other Town Centre uses outside Town Centres				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and	1 Community cohesion and neighbourhood quality	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**: Design principles enforced at planning application stage will manage impacts on the quality of neighbourhoods.
	2 Improving access to jobs, services and facilities	Policy may be used to support local shopping facilities.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on health and inequalities.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will address this objective.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Delivery of new homes will be managed through other policies in the Plan.

SA Framework		TCR3 Retailing and other Town Centre uses outside Town Centres				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	Policy may be used to support local shopping facilities.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will manage impacts on accessibility for those without a car.
Environmental Need to address: Climate change as a key sustainability issue;	7 Minimise contributions to climate change, consider climate change adaptation	New development will result in increased energy use and greenhouse gas emissions.	i/-	i/-	i/--	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.

SA Framework		TCR3 Retailing and other Town Centre uses outside Town Centres				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible;	8 Improve air quality	Impact unknown, site specific.	?/-	?/-	?/-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will address this objective.

SA Framework		TCR3 Retailing and other Town Centre uses outside Town Centres				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	13 Protect and enhance character of towns / villages; heritage assets and their settings	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of townscape, heritage assets and their settings.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles and policies enforced at planning application stage will help to ensure protection of the character of the landscape and natural assets.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Appropriate support for retailing and other town centre uses outside town centres is likely to result in support for the visitor economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will deliver policy objectives.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities;	16 Safeguard vitality of towns and sustain vibrant rural economy	Appropriate support for retailing and other town centre uses outside town centres is likely to result in enhancement of vitality of smaller, local centres.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Principles enforced at planning application stage will deliver policy objectives.
	17	Policy supports growth through enabling delivery of local shopping facilities.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will deliver policy objectives.

SA Framework		TCR3 Retailing and other Town Centre uses outside Town Centres				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres;	Sustainable economic growth and diversification of the economy					
	18 High and stable level of employment	Support for retailing and other town centre uses outside town centres is likely to contribute to maintaining jobs.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will deliver policy objectives.

SA Framework		TCR3 Retailing and other Town Centre uses outside Town Centres				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy TCR3 Retailing and other Town Centre uses outside Town Centres** provides support for local shopping facilities. Significant positive effects were predicted for maintaining the vitality and viability of smaller, local centres, promoting sustainable economic growth and supporting high and stable levels of employment. Further positive effects were identified for improving access to jobs, services and facilities (including by non-car journeys) and tourism, as appropriate support for retailing and other town centre uses outside town centres is likely to result in support for the visitor economy. No significant negative effects were predicted although it is likely that new development will result in increased energy use and greenhouse gas emissions.						

Table 16.34 Assessment Table for Preferred Option Policy TCR3 Retailing and other Town Centre uses outside Town Centres

16.2.5 Design and Conservation

Preferred Option Policy DC1 Design Considerations

SA Framework		DC1 Design Considerations				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older	1 Community cohesion and neighbourhood quality	Principles are designed to secure high quality, well designed environments, this could enable significant improvements to the social and environmental quality of neighbourhoods in the medium to long term.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	2 Improving access to jobs, services and facilities	This SA objective is more influenced by location of development than by design, however policy includes a requirement to consider equality of access. Overall a neutral impact is likely.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Policy seeks good quality design and includes a requirement to incorporate public spaces and green infrastructure. This is likely to lead to positive impacts on health and well-being in the long term.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	4 Minimise opportunities for crime and reduce fear of crime	Policy seeks to deliver a safe environment and may lead to a reduction in the level of crime and fear of crime through design and or other safety measures.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.

SA Framework		DC1 Design Considerations				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel;	5 Ensure supply new homes to meet local needs including affordable / social / extra care	Policy intent is to deliver high quality homes and this is likely to help meet need. Viability report will need to demonstrate that high build standards do not undermine the overall delivery of schemes including affordable homes.	+/i	+/i	+/i	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	6 Reduce number of journeys made by car	The policy seeks to ensure equality of access and use for all sections of the community.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: A sequential approach will help to focus development close to existing communities. **Mitigation**: Policy could include a requirement for developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links.

SA Framework		DC1 Design Considerations				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively;	7 Minimise contributions to climate change, consider climate change adaptation	Policy requires incorporation of sustainable construction techniques and design concepts to reduce the impact of development. More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations. **Mitigation**: Policy should seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district. **Mitigation**: Policy should include requirement for the creation of healthy environments.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	The policy seeks to promote the maintenance, enhancement, restoration and re-creation of biodiversity where	++	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions**

SA Framework		DC1 Design Considerations				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.		appropriate. Significance of effect is dependent on implementation of the policy.				**made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	The policy seeks to promote the maintenance, enhancement, restoration and re-creation of geological heritage where appropriate. Significance of effect is dependent on implementation of the policy.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	Policy requires incorporation of sustainable construction techniques and design concepts to reduce the impact of development.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions. **Mitigation:** Policy should require development that secures effective use of resources including making best use of existing buildings.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy requires development that maintains the distinctive character of the District's towns and villages and their settings.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy requires development appropriate to the character of the area.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions**. Mitigation**: Policy

SA Framework		DC1 Design Considerations				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
						should require development that retains the distinctive character of the landscape (including historic landscape) with any change managed positively.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Taking account of the distinctive character of the District, including its natural and historic environment will support and strengthen Staffordshire Moorlands tourism attraction and help to maintain the visitor economy.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a decline in the natural and built environment.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities;	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy intent is to create high quality development with attractive, accessible and safe environments and this is likely to lead to positive effects on the vitality and viability of the District's towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	Policy intent is to deliver well designed development and high quality built environment and public realm and this is likely to lead to investment in business, people and infrastructure, resulting in a strengthened and more diversified economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Policy intent is to deliver well designed development and high quality built environment and public realm and this is likely to support inward investment, contributing to sustaining local employment. Significance of effect is dependent on implementation of the policy.	i/+	i/+	i/+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		DC1 Design Considerations				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						

SA Framework		DC1 Design Considerations				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Summary of significant effects of policy: **Policy DC1 Design Considerations** includes measures to promote locally distinctive, creative and sensitive design solutions to delivering new development, including incorporating sustainable construction techniques and design concepts to reduce the impact of development. Significant positive effects include the likelihood of improvements to the social and environmental quality of neighbourhoods and positive impacts on health and well-being. The policy seeks to promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage where appropriate and this could make a significant contribution to the protection of natural assets, although the significance of effect is dependent on implementation of the policy. Further positive effects are likely to result from the policy intent to deliver well designed development and high quality built environment and public realm as this is likely to lead to investment in business, people and infrastructure, resulting in a strengthened and more diversified economy, more vibrant town and village centres and sustained levels of employment. Whilst no significant negative effects were predicted, a number of policy improvements were identified as follows: **Mitigation:** Policy should include a requirement for developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links. It should also seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy and include a requirement for the creation of healthy environments (to address potential impacts of air pollution). The Policy should require development that secures the effective use of resources, including making best use of existing buildings, and that retains the distinctive character of the landscape (including historic landscape) with any change managed positively.					

Table 16.35 Assessment Table for Preferred Option Policy DC1 Design Considerations

Preferred Option Policy DC2 The Historic Environment

SA Framework		DC2 The Historic Environment				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population;	1 Community cohesion and neighbourhood quality	Higher quality built environment through safeguarding heritage assets may lead to benefits for the social and environmental quality of neighbourhoods in the medium to long term.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.

SA Framework		DC2 The Historic Environment				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places;	2 Improving access to jobs, services and facilities	Policy is not designed to restrict new development and thus is not expected to have a negative impact on delivery of new new services and facilities. Overall a neutral impact is likely.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Protection for historic parks and gardens and the historic landscape is likely to benefit health and well-being in the long term. Overall a neutral impact is likely.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on community safety will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on housing supply will be managed through the planning application process and using other policies in this Local Plan.
	6 Reduce number of journeys made by car	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on traffic will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		DC2 The Historic Environment				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk;	7 Minimise contributions to climate change, consider climate change adaptation	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.

SA Framework		DC2 The Historic Environment				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets;	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This SA objective will be addressed through other policies in the Local Plan. However positive effects are likely to result from protection for historic parks and gardens and the historic landscape.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	Preventing the loss of buildings is likely to lead to minimising use of non-renewable resources. However overall a neutral impact is anticipated.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy seeks to safeguard and where possible enhance the historic environment, areas of historic landscape character and interests of acknowledged importance along with their settings. This is likely to lead to significant positive effects.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.

SA Framework		DC2 The Historic Environment				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy seeks to safeguard and where possible enhance the historic environment and areas of historic landscape character. This is likely to lead to significant positive effects.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions**.**
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Safeguarding the historic environment, areas of historic landscape character and interests of acknowledged importance is likely to support the District's tourism attraction and help to maintain the visitor economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a decline in the natural and built environment.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses;	16 Safeguard vitality of towns and sustain vibrant rural economy	Heritage led regeneration schemes can make a positive contribution to the vitality and viability of the District's towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	17 Sustainable economic growth and diversification of the economy	Safeguarding the historic environment may help to support investment in business, people and infrastructure, resulting in a strengthened and more diversified economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	18 High and stable level of employment	Safeguarding the historic environment may help to support investment in business, people and infrastructure, contributing to sustaining local employment. Significance of effect is dependent on implementation of the policy.	i/+	i/+	i/+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		DC2 The Historic Environment				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area;						

SA Framework		DC2 The Historic Environment				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy DC2 The Historic Environment** seeks to ensure that sites and areas of particular heritage value are safeguarded for the future and where possible enhanced, both for their own heritage merits and as part of wider heritage led regeneration proposals. Significant positive effects include protection and enhancement of the character of towns and villages, as well as heritage assets and their settings and the character of historic landscapes. Further positive effects are likely to result from the policy intent to safeguard the District's historic environment as heritage led regeneration schemes may lead to investment in business, people and infrastructure, resulting in a strengthened and more diversified economy, more vibrant town and village centres and sustained levels of local employment. No significant negative effects were predicted.						

Table 16.36 Assessment Table for Preferred Option Policy DC2 The Historic Environment

Preferred Option Policy DC3 Landscape and Settlement Setting

SA Framework		DC3 Landscape and Settlement Setting				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address:	1 Community cohesion and neighbourhood quality	Maintaining the high quality of local landscapes and the setting of settlements may lead to benefits for the social and environmental quality of neighbourhoods in the medium to long term.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.

SA Framework		DC3 Landscape and Settlement Setting				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and recreation facilities, including open space;						
	2 Improving access to jobs, services and facilities	Policy is not designed to restrict new development and thus is not expected to have a negative impact on delivery of new services and facilities. Overall a neutral impact is likely.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Protection for landscape quality is likely to benefit health and well-being in the long term. Overall a neutral impact is likely.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on community safety will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on housing supply will be managed through the planning application process and using other policies in this Local Plan.
	6 Reduce number of journeys made by car	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on traffic will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		DC3 Landscape and Settlement Setting				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk;	7 Minimise contributions to climate change, consider climate change adaptation	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.

SA Framework		DC3 Landscape and Settlement Setting				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets;	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This SA objective will be addressed through other policies in the Local Plan. However positive effects are likely to result from protection for landscape character and the setting of settlements.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan. **Mitigation**: Policy should require that development maintains the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds and that development supports ecological networks in accordance with the GI strategy.
	11 Safeguard geological resources including the best and most versatile agricultural land	This SA objective will be addressed through other policies in the Local Plan. However positive effects are likely to result from protection for landscape character and the setting of settlements.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		DC3 Landscape and Settlement Setting				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	13 Protect and enhance character of towns / villages; heritage assets and their settings	Policy seeks to protect and where possible enhance local landscape and the setting of settlements. This is likely to lead to positive effects on protecting the distinctive character of towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Policy seeks to protect and where possible enhance local landscape and the setting of settlements. This is likely to lead to significant positive effects.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions**.**
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Protecting local landscapes and the setting of settlements is likely to support the District's tourism attraction and help to maintain the visitor economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a decline in the natural and built environment.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities;	16 Safeguard vitality of towns and sustain vibrant rural economy	A neutral impact is likely on the vitality of town or village centres.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Any impacts on the local economy will be managed through the planning application process and using other policies in this Local Plan.
	17	Safeguarding landscape character is likely to support the tourist economy, however overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts

SA Framework		DC3 Landscape and Settlement Setting				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and	Sustainable economic growth and diversification of the economy					on the local economy will be managed through the planning application process and using other policies in this Local Plan.
	18 High and stable level of employment	Safeguarding landscape character is likely to support employment in the tourist economy, however overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on the local economy will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		DC3 Landscape and Settlement Setting				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy DC3 Landscape and Settlement Setting** seeks to protect and where possible enhance local landscape and the setting of settlements. Significant positive effects include protecting the distinctive character of towns and villages and the character of character / appearance of local landscapes, including historic landscapes and other natural assets. Further positive effects included support for the District's tourism attraction and help to maintain the visitor economy. Whilst no significant negative effects were predicted, a policy improvement was identified as follows: **Mitigation**: Policy should require that development maintains the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds and that development supports ecological networks in accordance with the GI strategy.						

Table 16.37 Assessment Table for Preferred Option Policy DC3 Landscape and Settlement Setting

Preferred Option Policy DC4 Local Green Space

SA Framework		DC4 Local Green Space				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services; Quantity, quality and accessibility of sports and	1 Community cohesion and neighbourhood quality	Identifying and protecting Local Green Spaces is likely to lead to significant benefits for the social and environmental quality of neighbourhoods.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.
	2 Improving access to jobs, services and facilities	Policy is not expected to have a negative impact on delivery of new services and facilities. Overall a neutral impact is likely.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on access to services will be managed through the planning application process and using other policies in this Local Plan.
	3 Improve health and reduce health inequalities	Protection for Local Green Spaces is likely to benefit health and well-being in the long term. Overall a neutral impact is likely.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	4 Minimise opportunities for crime and reduce fear of crime	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on community safety will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on housing supply will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		DC4 Local Green Space				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on traffic will be managed through the planning application process and using other policies in this Local Plan.
Environmental Need to address: Climate change as a key sustainability issue;	7 Minimise contributions to climate change, consider climate change adaptation	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.

SA Framework		DC4 Local Green Space				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible;	8 Improve air quality	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	Positive effects are likely to result from protection for Local Green Spaces.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This SA objective will be addressed through other policies in the Local Plan. However positive effects are likely to result from protection for Local Green Spaces.	0/+	0/+	0/+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This SA objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.
	13	Protection of Local Green Spaces is likely to lead to positive effects on protecting the distinctive character of towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.

SA Framework		DC4 Local Green Space				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	Protect and enhance character of towns / villages; heritage assets and their settings					
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Depending on site specific details, including location, protection of Local Green Spaces may contribute to enhancing the character of local landscapes. Overall the impact on this objective has need assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions**.**
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Protecting Local Green Spaces is likely to help support the District's tourism attraction and help to maintain the visitor economy, in the longer term in particular.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a decline in the natural and built environment.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment	16 Safeguard vitality of towns and sustain vibrant rural economy	Safeguarding Local Green Spaces is likely to contribute positively towards sustaining the vitality of town or village centres, however overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Any impacts on the local economy will be managed through the planning application process and using other policies in this Local Plan.
	17 Sustainable economic growth and diversification of the economy	Safeguarding Local Green Spaces is likely to support the tourist economy, however overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on the local economy will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		DC4 Local Green Space				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area;	18 High and stable level of employment	Safeguarding landscape character is likely to support employment in the tourist economy, however overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on the local economy will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		DC4 Local Green Space				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy DC4 Local Green Spaces** seeks to protect those green spaces that are of particular importance to communities. Significant positive effects include benefiting the social and environmental quality of neighbourhoods and protecting the distinctive character of towns and villages. Further positive effects included support for the District's tourism attraction and help to maintain the visitor economy. No significant negative effects were predicted.						

Table 16.38 Assessment Table for Preferred Option Policy DC4 Local Green Space

16.2.6 Sustainable Communities

Preferred Option Policy C1 Creating Sustainable Communities

SA Framework		C1 Creating Sustainable Communities				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	Policy intent is to ensure that new development contributes to the creation of safe, livable and mixed communities.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	2 Improving access to jobs, services and facilities	Policy intent is to ensure that new development contributes to the creation of communities with good access to jobs and key services including recreation facilities.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Policy intent is to ensure that new development contributes to the creation of communities with good access to key services. Creation of sustainable communities is likely to lead to improvements in health and well-being in the long term.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions. **Mitigation**: Policy should clarify that community infrastructure includes health services.
	4 Minimise opportunities for crime and reduce fear of crime	Policy requires proposals to incorporate features and layouts that will help to reduce crime and fear of crime.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Design principles enforced at planning application stage will implement policy intentions.

SA Framework		C1 Creating Sustainable Communities				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on housing supply will be managed through the planning application process and using other policies in this Local Plan.
	6 Reduce number of journeys made by car	The policy requires major new development to be accessible by a choice of means of transport.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Design principles enforced at planning application stage will implement policy intentions.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New

SA Framework		C1 Creating Sustainable Communities				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats						development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		C1 Creating Sustainable Communities				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Retention of community facilities will help to prevent buildings falling into disrepair and any associated negative impacts on the built environment through empty buildings.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions**.**
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Retaining and enhancing community facilities will contribute towards the District's tourism attraction and help to maintain the visitor economy.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a reduction in community facilities.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	New community facilities, particularly in smaller villages and other rural areas is likely to contribute to their viability.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.

SA Framework		C1 Creating Sustainable Communities				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	Overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on the local economy will be managed through the planning application process and using other policies in this Local Plan.
	18 High and stable level of employment	Overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on local employment will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		C1 Creating Sustainable Communities				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy C1 Creating Sustainable Communities** supports proposals which protect, retain or enhance existing community facilities in towns and villages and includes measures to resist proposals that involve the loss of local facilities. There is a requirement to incorporate the infrastructure required as a result of any scheme or to make provision for financial contributions. Significant positive effects for community cohesion, neighbourhood quality and access to services are anticipated from the policy intent to ensure that new development contributes to the creation of safe, livable and mixed communities with good access to jobs and key services including recreation facilities. Further positive effects are likely to arise from new community facilities, particularly in smaller villages and other rural areas contributing to the viability of communities. Creation of sustainable communities is likely to lead to improvements in health and well-being in the long term. No significant negative effects were predicted however a policy improvement was identified as follows. **Mitigation**: Policy should clarify that community infrastructure includes health services.						

Table 16.39 Assessment Table for Preferred Option Policy C1 Creating Sustainable Communities

Preferred Option Policy C2 Sport, Recreation and Open Space

SA Framework		C2 Sport, Recreation and Open Space				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	Provision of open space, sports and recreation facilities is expected to make a positive contribution towards creating and maintaining high quality local neighbourhoods and supporting community cohesion.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	2 Improving access to jobs, services and facilities	Qualifying new residential development is required to contribute to the provision of new open space and recreation facilities,according to adopted access standards.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Provision of recreational open space is likely to lead to improvements in health and well-being in the long term.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	4 Minimise opportunities for crime and reduce fear of crime	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts

SA Framework		C2 Sport, Recreation and Open Space				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						on housing supply will be managed through the planning application process and using other policies in this Local Plan.
	6 Reduce number of journeys made by car	The policy requires new sport, recreation and open space facilities to be located in accessible locations and supported by the local transport infrastructure.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Design principles enforced at planning application stage will implement policy intentions. **Mitigation**: Policy should require new sport, recreation and open space facilities to be accessible by a choice of means of transport.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	More information is required in order to assess the impact of the policy on greenhouse gas emissions and energy consumption.	i/-	i/-	i/-	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: New

SA Framework		C2 Sport, Recreation and Open Space				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing						development will lead to an increase in energy use and carbon emissions. Energy efficiency of new build development will be addressed at planning application stage and through building regulations.
	8 Improve air quality	More information is required to assess how the delivery of new development under this policy would impact on air quality targets and the performance of identified areas of poor air quality.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation. Safeguarding existing open space and creation of open space as part of new developments may help manage flood risk.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This objective will be addressed by other policies in the Local Plan. Safeguarding existing open space and creation of open space as part of new developments may help connectivity of wildlife sites.	0	0	0/+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts

SA Framework		C2 Sport, Recreation and Open Space				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
	Minimise the use of non-renewable resources					on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.
habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	13 Protect and enhance character of towns / villages; heritage assets and their settings	Safeguarding existing open space and creation of open space as part of new developments will help to maintain heritage assets and townscape quality.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	This objective will be addressed by other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions**.**
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Retaining and enhancing recreation facilities will contribute towards the District's tourism attraction and help to maintain the visitor economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Tourism would be negatively impacted by a reduction in community facilities.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	Recreation facilities, particularly in smaller villages and other rural areas is likely to contribute to their vibrancy.	0	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.

SA Framework		C2 Sport, Recreation and Open Space				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	Overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on the local economy will be managed through the planning application process and using other policies in this Local Plan.
	18 High and stable level of employment	Overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Any impacts on local employment will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		C2 Sport, Recreation and Open Space				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy C2 Sport, Recreation and Open Space** provides continued protection from development for existing areas identified for recreational land and buildings including school playing fields and amenity space and supports the provision of new sport, recreation and open space facilities consistent with guidance in the Council's SPD. Significant positive effects for health and well-being and creating and maintaining high quality local neighbourhoods are anticipated and this is also likely to lead to positive effects on townscape quality, helping to maintain the visitor economy. Further positive effects are likely to arise from new recreation facilities, particularly in smaller villages and other rural areas contributing to the viability of communities. Provision of new facilities is also likely to have positive effects on improving access to services in the long term. No significant negative effects were predicted however a policy improvement was identified as follows: **Mitigation**: Policy should require new sport, recreation and open space facilities to be accessible by a choice of means of transport.						

Table 16.40 Assessment Table for Preferred Option Policy C2 Sport, Recreation and Open Space

Preferred Option Policy C3 Green Infrastructure

SA Framework		C3 Green Infrastructure				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	Policy will support open space and recreational facilities and this is likely to make a positive contribution towards creating and maintaining high quality local neighbourhoods and supporting community cohesion through enhancing the setting of neighbourhoods.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	2 Improving access to jobs, services and facilities	Improving connectivity to a range of facilities via helping to establish or improve green travel links is likely to lead to positive effects on improving access.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Supporting provision of recreational open space is likely to lead to improvements in health and well-being in the long term.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	4 Minimise opportunities for crime and reduce fear of crime	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions**

SA Framework		C3 Green Infrastructure				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.						**made**:Any impacts on housing supply will be managed through the planning application process and using other policies in this Local Plan.
	6 Reduce number of journeys made by car	Identifying opportunities to provide additional green routes is likely to lead to positive effects.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Design principles enforced at planning application stage will implement policy intentions. **Mitigation**: Policy should require support for improving green travel links to existing and new services and facilities, as well as formal and informal recreation opportunities, in line with the GI Strategy.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	The policy is likely to lead to positive effects on this objective through a reduction in car use and associated emissions. In addition the GI strategy can have a positive impact on climate	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Design principles enforced at planning application stage will implement policy intentions.

SA Framework		C3 Green Infrastructure				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing		change adaptation through help to manage flood risk and waterways.				
	8 Improve air quality	Development of a GI network across the District is likely to help reduce the need to use vehicular means of travel and this is likely to lead to positive impacts on air quality.	+	+	+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	Policy intent is to use green infrastructure for effective flood risk and waterways management.	+	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	Policy intent is to support the creation of new wildlife habitats, increase biodiversity and linkages between sites.	++	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan. **Mitigation**: Policy should refer to support for the development of ecological networks in line with the GI strategy.
	11 Safeguard geological resources including the best and most versatile agricultural land	Policy proposes that GI should include natural, man-made and cultural features that are crucial to the local landscape.	+	+	+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan. **Mitigation**: Policy should explicitly include geodiversity as a green infrastructure asset in line with the GI strategy.

SA Framework		C3 Green Infrastructure				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Increase in the green realm is likely to lead to positive effects on townscape and the character and appearance of towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Very positive impact through protection of existing natural assets and green infrastructure including wildlife sites, parks and woodlands and public open space.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions**.**
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Enhancement of the GI network is likely to help improve access to the Peak District Natural Park and development of leisure routes and this is likely to contribute towards the District's tourism attraction and help to maintain the visitor economy.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Development of high quality and multi-functional GI network will attract visitors and provide recreation opportunities.

SA Framework		C3 Green Infrastructure				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Economic Need to address Meeting local employment needs to achieve self-sufficient communities Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and	16 Safeguard vitality of towns and sustain vibrant rural economy	Policy intent is to contribute to the diversification of the local economy and tourist development through provision of new facilities as part of the GI network.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Development of high quality and multi-functional GI network will attract visitors and provide recreation opportunities.
	17 Sustainable economic growth and diversification of the economy	Policy intent is to contribute to the diversification of the local economy and tourist development through provision of new facilities as part of the GI network. Overall the effect has been assessed as largely neutral.	0	0/+	0/+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Development of high quality and multi-functional GI network will attract visitors and provide recreation opportunities.
	18 High and stable level of employment	Overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Development of high quality and multi-functional GI network will attract visitors and provide recreation opportunities.

SA Framework		C3 Green Infrastructure				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						

Summary of significant effects of policy:
Policy C3 Green Infrastructure is supported by a Green Infrastructure strategy and recognises that the District's wide range of existing and potential green infrastructure assets will benefit from a strategic approach ensuring that adequate protection is given to key features; areas are identified where new linkages and assets need to be created and guidance and management is provided for development that may impact on such areas. Significant positive effects on a wide range of SA objectives were identified, including for health and well-being; creating and maintaining high quality local neighbourhoods and improving connectivity to a range of facilities via helping to establish or improve green travel links. Further positive effects on biodiversity and geodiversity are likely to arise from support for the creation of new wildlife habitats; enhancement of existing sites and creating links between them. Use of green infrastructure for effective flood risk and waterways management is likely to result in positive effects on water quality and climate change adaptation.Development of a high quality and multi-functional GI network that attracts visitors and provides recreation opportunities is also likely to have positive effects on sustainable economic growth and diversification of the economy. No significant negative effects were predicted however policy improvements were identified as follows:

SA Framework		C3 Green Infrastructure				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Mitigation: Policy should require support for improving green travel links to existing and new services and facilities, as well as formal and informal recreation opportunities, and should refer to support for the development of ecological networks in line with the GI strategy. The Policy should also explicitly include geodiversity as a green infrastructure asset.						

Table 16.41 Assessment Table for Preferred Option Policy C3 Green Infrastructure

16.2.7 Natural Environment

Preferred Option Policy NE1 Biodiversity and Geological Resources

SA Framework		NE1 Biodiversity and Geological Resources				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	Policy will support protection of habitats and biodiversity resources and this is likely to make a positive contribution towards creating and maintaining high quality local neighbourhoods and supporting community cohesion through enhancing the setting of neighbourhoods.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	2 Improving access to jobs, services and facilities	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on access will be managed through the planning application process and using other policies in this Local Plan.
	3 Improve health and reduce health inequalities	Supporting opportunities to enjoy sites of biodiversity importance is likely to lead to improvements in health and well-being in the long term.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	4 Minimise opportunities for crime and reduce fear of crime	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		NE1 Biodiversity and Geological Resources				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on housing supply will be managed through the planning application process and using other policies in this Local Plan.
	6 Reduce number of journeys made by car	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on modes of transport will be managed through the planning application process and using other policies in this Local Plan.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	Policy recognises importance of landscape scale conservation management in relation to the distribution of habitats and species affected by climate change.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		NE1 Biodiversity and Geological Resources				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of						
	8 Improve air quality	Protecting and enhancing biodiversity and geological resources is likely to lead to positive impacts on air quality.	+	+	+	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	Protecting and enhancing biodiversity and geological resources is likely to lead to positive impacts on effective flood risk and waterways management.	+	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	Policy intent is to conserve and enhance the biodiversity and geological resources of the District. The Biodiversity Opportunity Map should be published as part of the evidence supporting the Local Plan.	++	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions. **Mitigation**: The Biodiversity Opportunity Map should be published alongside the plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	Policy intent is to conserve and enhance the biodiversity and geological resources of the District.	++	++	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	12 Minimise the use of non-renewable resources	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		NE1 Biodiversity and Geological Resources				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	13 Protect and enhance character of towns / villages; heritage assets and their settings	The protection of sites and habitats is likely to lead to positive effects on townscape and the character and appearance of towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Positive impact through protection of existing habitats and species. Because of their importance to the landscape of the Staffordshire Moorlands, specific natural assets such as trees, woodland and hedgerows may justify a separate planning policy to ensure their protection outside designated sites.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions**. Mitigation:** The plan should include a specific policy to address the need to protect trees, woodlands and hedgerows from loss or deterioration.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Protection and enhancement of biodiversity is likely to contribute towards the District's tourism attraction and help to maintain the visitor economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Protection of biodiversity and geological resources will attract visitors and provide recreation opportunities.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities;	16 Safeguard vitality of towns and sustain vibrant rural economy	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Protection of biodiversity will help support the tourism industry.
	17	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Protection of biodiversity will help support the tourism industry.

SA Framework		NE1 Biodiversity and Geological Resources				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres;	Sustainable economic growth and diversification of the economy					
	18 High and stable level of employment	Overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Protection of biodiversity will help support the tourism industry.

SA Framework		NE1 Biodiversity and Geological Resources				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy NE1 Biodiversity and Geological Resources** establishes a range of measures to protect and enhance biodiversity and geological resources. Significant positive effects on a wide range of SA objectives were identified, including for health and well-being; creating and maintaining high quality local neighbourhoods and biodiversity and geodiversity. Further positive effects are likely to arise from the contribution of habitat protection to effective flood risk and waterways management and climate change adaptation. No significant negative effects were predicted however policy improvements were identified as follows: **Mitigation:** Because of their importance to the landscape of the Staffordshire Moorlands, the plan should include a specific policy to protect trees, woodlands and hedgerows from loss or deterioration, to ensure the protection of these natural assets outside designated sites. The Biodiversity Opportunity Map should be published alongside the plan.						

Table 16.42 Assessment Table for Preferred Option Policy NE1 Biodiversity and Geological Resources

16.2.8 Transport

Preferred Option Policy T1 Development and Sustainable Transport

SA Framework		T1 Development and Sustainable Transport				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and	1 Community cohesion and neighbourhood quality	Promoting and supporting development that reduces reliance on the private car for travel and reduces the need to travel generally is likely to help support healthy, inclusive and sustainable communities.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	2 Improving access to jobs, services and facilities	Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development is likely to contribute to improving access to jobs, services and facilities.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Supporting opportunities to increase walking and cycling is likely to lead to improvements in health and well-being in the long term.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	4 Minimise opportunities for crime and reduce fear of crime	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts

SA Framework		T1 Development and Sustainable Transport				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
access to community facilities and services Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	Ensure supply new homes to meet local needs including affordable / social / extra care					on housing supply will be managed through the planning application process and using other policies in this Local Plan.
	6 Reduce number of journeys made by car	Promoting and supporting development that reduces reliance on the private car for travel and reduces the need to travel generally is likely to lead to very positive effects.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		T1 Development and Sustainable Transport				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Environmental Need to address: Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA);	7 Minimise contributions to climate change, consider climate change adaptation	Support for sustainable transport will help to minimise contribution to carbon emissions in the long term.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
	8 Improve air quality	Support for sustainable transport is likely to lead to positive impacts on air quality in the long term.	+	+	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		T1 Development and Sustainable Transport				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Scope for protecting and enhancing habitats of importance for nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	12 Minimise the use of non-renewable resources	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.
	13 Protect and enhance character of towns / villages; heritage assets and their settings	Support for sustainable transport and reducing the need to travel is likely to lead to positive effects on townscape and the character and appearance of towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Overall it is considered that a neutral impact on landscape character is likely.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on landscape character will be managed through the planning application process and using other policies in this Local Plan.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Improving transport provision by a range of modes is likely to contribute towards the District's tourism attraction and help to maintain the visitor economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Support for sustainable transport will attract visitors and provide recreation opportunities.
Economic Need to address	16 Safeguard vitality of towns and sustain vibrant rural economy	Whilst support for sustainable transport may help provide recreation opportunities, this SA Objective will principally be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Support for sustainable transport will help support the tourism industry and help sustain the rural economy.

SA Framework		T1 Development and Sustainable Transport				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Meeting local employment needs to achieve self-sufficient communities; Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce;						
	17 Sustainable economic growth and diversification of the economy	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Support for sustainable transport will help support the tourism industry and help sustain the rural economy.
	18 High and stable level of employment	Overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Support for sustainable transport will help support the tourism industry and help sustain the rural economy.

SA Framework		T1 Development and Sustainable Transport				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Maintaining the vitality and viability of the towns and protection of the towns as service centres; Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy T1 Development and Sustainable Transport** supports development which reduces reliance on the private car for journeys, reduces the need to travel generally and helps to deliver more sustainable settlement patterns. Significant positive effects on a wide range of SA objectives were identified, including for health and well-being; creating and maintaining high quality local neighbourhoods; reducing the need to travel by car and increasing access to a range of services and facilities. Further positive effects are likely to arise from reducing the need to travel generally including in relation to air quality, help to support healthy, inclusive and sustainable communities and supporting the visitor economy. No significant negative effects were predicted.						

Table 16.43 Assessment Table for Preferred Option Policy T1 Development and Sustainable Transport

Preferred Option Policy T2 Other Sustainable Transport Measures

SA Framework		T2 Other Sustainable Transport Measures				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Social: Need to address: Implications of an increasingly ageing population; Meeting identified housing need, including the need for affordable homes and provision of an appropriate mix of house types and tenures; Reducing health inequalities; Opportunities to improve the health of older people through appropriate housing and access to community facilities and services;	1 Community cohesion and neighbourhood quality	Seeking to improve the existing road, bus, rail networks generally is likely to help support inclusive and sustainable communities.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent:** Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	2 Improving access to jobs, services and facilities	Seeking to improve the existing road, bus, rail networks generally is likely to help support improved access to jobs, services and facilities.	+	+	+	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	3 Improve health and reduce health inequalities	Supporting opportunities to increase walking and cycling is likely to lead to improvements in health and well-being in the long term.	+	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	4 Minimise opportunities for crime and reduce fear of crime	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on crime will be managed through the planning application process and using other policies in this Local Plan.
	5 Ensure supply new homes to meet local needs including affordable / social / extra care	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on housing supply will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		T2 Other Sustainable Transport Measures				
Summary of Baseline Situation	**SA Objective**	**Predicted Effects**				**Assumptions and mitigation**
		Nature of Effect	**ST**	**MT**	**LT**	**Justification for assessment**
Quantity, quality and accessibility of sports and recreation facilities, including open space; Any shortfall in school places; Creation of accessible and safe public and private environments; Modal shift away from journeys by car; Measures that reduce the need to travel; Accessibility for those without a car is maintained and improved.	6 Reduce number of journeys made by car	Seeking to improve the existing bus and rail networks is likely to lead to very positive effects.	++	++	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.
Environmental Need to address:	7 Minimise contributions to climate change, consider climate change adaptation	Support for sustainable transport will help to minimise contribution to carbon emissions in the long term.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Principles enforced at planning application stage will implement policy intentions.

SA Framework		T2 Other Sustainable Transport Measures				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Climate change as a key sustainability issue; Use of areas in flood zone 1 and away from sources of risk; Support for the re-use of construction or construction waste materials; Retention of the distinctive character of the landscape with any change managed positively; Requirement to carry out an Appropriate Assessment of land use plans affecting Natura 2000 sites (HRA); Scope for protecting and enhancing habitats of importance for						
	8 Improve air quality	Support for sustainable transport is likely to lead to positive impacts on air quality in the long term.	+	+	++	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: No Air Quality Management Areas have been declared in the district.
	9 Reduce flood risk, protect and enhance water sources	All new development will address flood risk mitigation / adaptation.	i	i	i	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: The impact of new development on flood risk will be managed through the planning application progress and using other policies in this Local Plan.
	10 Conserve and enhance biodiversity	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on biodiversity will be managed through the planning application process and using other policies in this Local Plan.
	11 Safeguard geological resources including the best and most versatile agricultural land	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on geological resources will be managed through the planning application process and using other policies in this Local Plan.
	12 Minimise the use of non-renewable resources	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Any impacts on non-renewable resources will be managed through the planning application process and using other policies in this Local Plan.

SA Framework		T2 Other Sustainable Transport Measures				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
nature conservation, with creation of new habitats where possible; The risk of adverse effects on historic assets; Need for better quality facilities for tourists including serviced accommodation and improved evening economy in towns.	13 Protect and enhance character of towns / villages; heritage assets and their settings	Support for sustainable transport is likely to lead to positive effects on townscape and the character and appearance of towns and villages.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Principles enforced at planning application stage will implement policy intentions.
	14 Protect and enhance character / appearance of landscape including historic landscape and other natural assets	Overall it is considered that a neutral impact on landscape character is likely.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**:Any impacts on landscape character will be managed through the planning application process and using other policies in this Local Plan.
	15 Encourage sustainable tourism, cultural heritage and local distinctiveness	Improving transport provision by a range of modes is likely to contribute towards the District's tourism attraction and help to maintain the visitor economy.	+	+	++	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**: Permanent **Assumptions made**: Support for sustainable transport will attract visitors and provide recreation opportunities.
Economic Need to address Meeting local employment needs to achieve self-sufficient communities;	16 Safeguard vitality of towns and sustain vibrant rural economy	Whilst support for sustainable transport may help increase access to recreation opportunities, this SA Objective will principally be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale of effect**: Local Plan area **Temporary / Permanent** Permanent **Assumptions made**: Support for sustainable transport will help support the tourism industry and help sustain the rural economy.
	17	This SA Objective will be addressed through other policies in the Local Plan.	0	0	0	**Likelihood/certainty** of effect occurring: Likely **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Support for sustainable transport will help support the tourism industry and help sustain the rural economy.

SA Framework		T2 Other Sustainable Transport Measures				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Initiatives to encourage further employment development and retention / expansion of existing businesses; Diversification of the economic base to improve employment opportunities; Safeguarding good quality employment sites from development for other uses; Provision of relevant employment skills, training and support to help retain and develop a local workforce; Maintaining the vitality and viability of the towns and protection of the towns as service centres;	Sustainable economic growth and diversification of the economy					
	18 High and stable level of employment	Overall the effect has been assessed as neutral.	0	0	0	**Likelihood/certainty** of effect occurring: Uncertain **Geographical scale** of effect: Local Plan area **Temporary / Permanent**:Permanent **Assumptions made**: Support for sustainable transport will help support the tourism industry and help sustain the rural economy.

SA Framework		T2 Other Sustainable Transport Measures				
Summary of Baseline Situation	SA Objective	Predicted Effects				Assumptions and mitigation
		Nature of Effect	ST	MT	LT	Justification for assessment
Measures to encourage people to shop in the area; Enhancement of local distinctiveness; Protection of the retail function in the heart of the town centres.						
Summary of significant effects of policy: **Policy T2 Other Sustainable Transport Measures** supports measures which promote better accessibility, creates safer roads, reduces the impact of traffic or facilitates highway improvements. Significant positive effects on a wide range of SA objectives were identified, including for health and well-being; creating and maintaining high quality local neighbourhoods; reducing the need to travel by car and increasing access to a range of services and facilities. Further positive effects are likely to arise from seeking improvements to the existing road, bus and rail networks generally, including in relation to air quality, help to support healthy, inclusive and sustainable communities and supporting the visitor economy. No significant negative effects were predicted.						

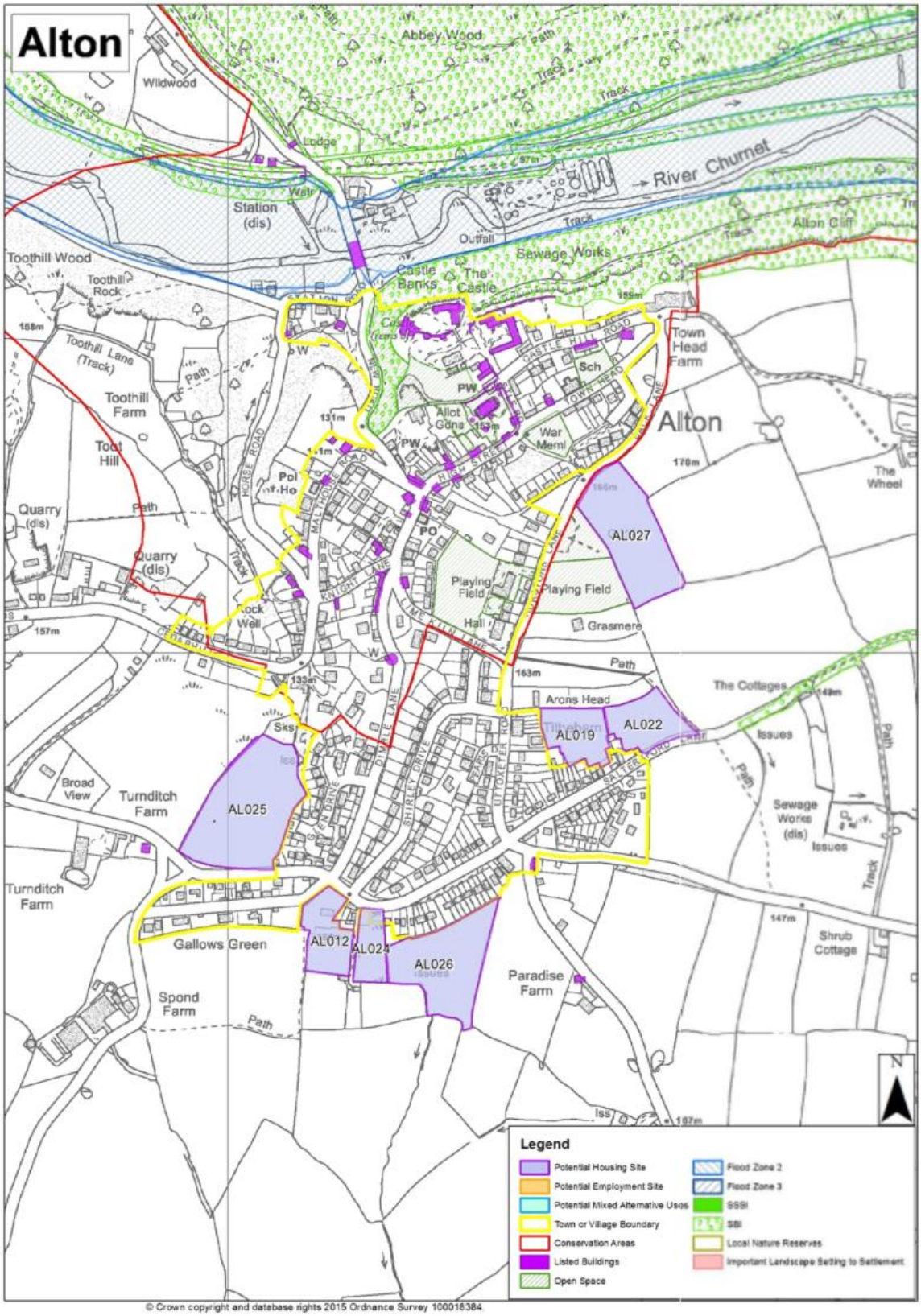
Table 16.44 Assessment Table for Preferred Option Policy T2 Other Sustainable Transport Measures

16.3 Development Site Policies

Site Appraisals - Constraints maps

17 Site Appraisals - Constraints maps

17.1 This section includes a series of maps illustrating the location of site options and planning constraints.



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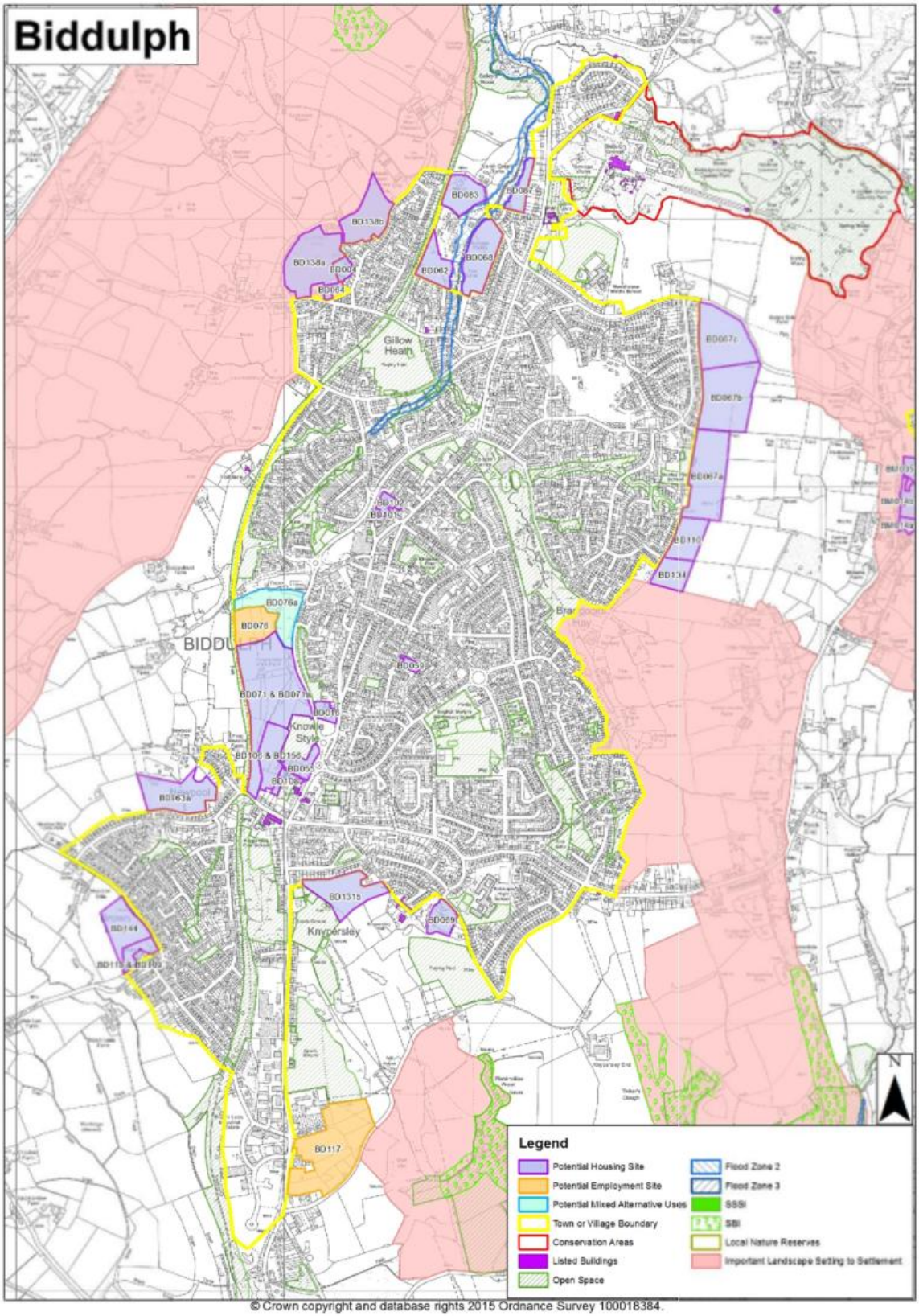
Map 17.1 Alton Constraints Map



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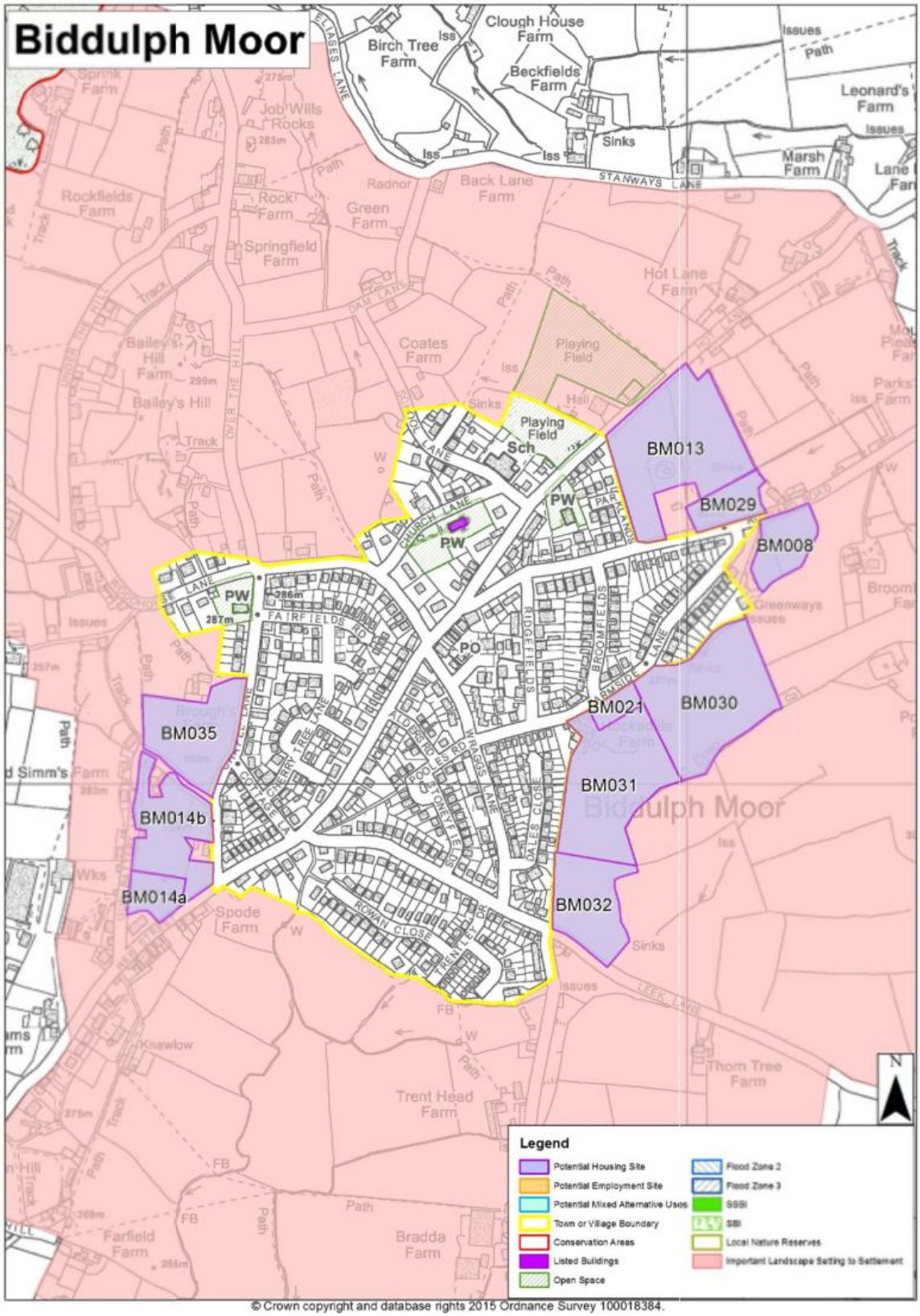
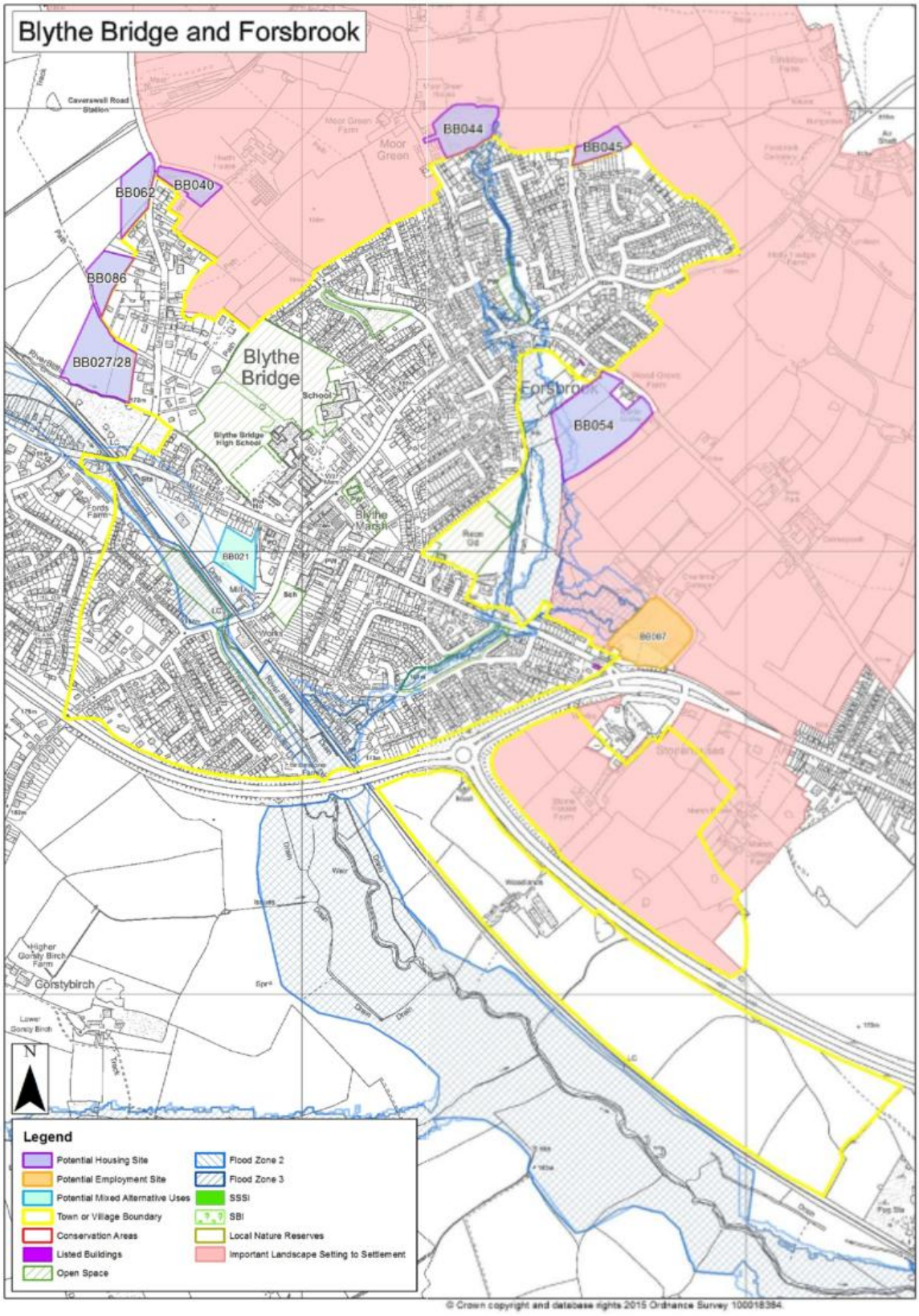
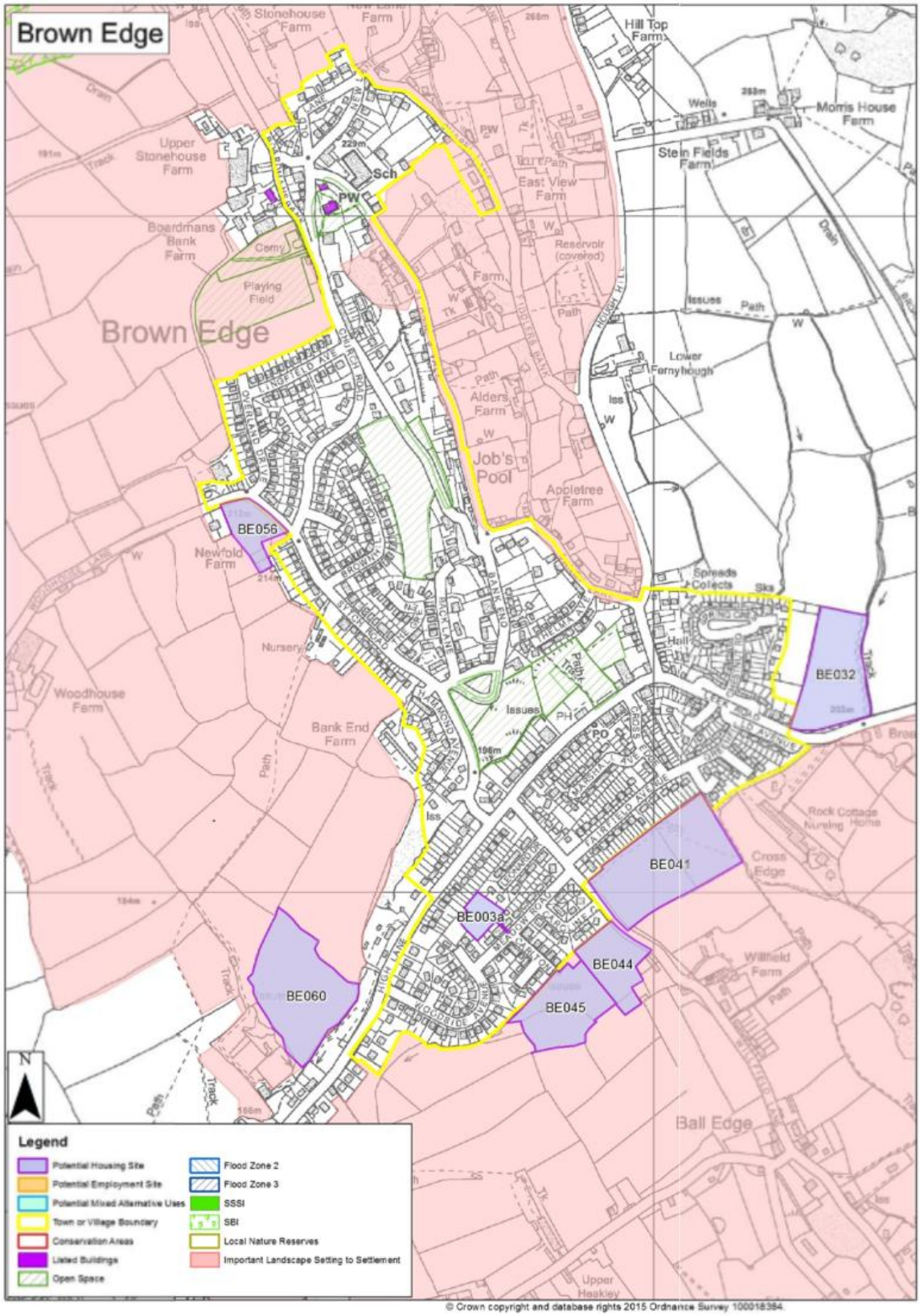
Map 17.2 Biddulph Constraints Map



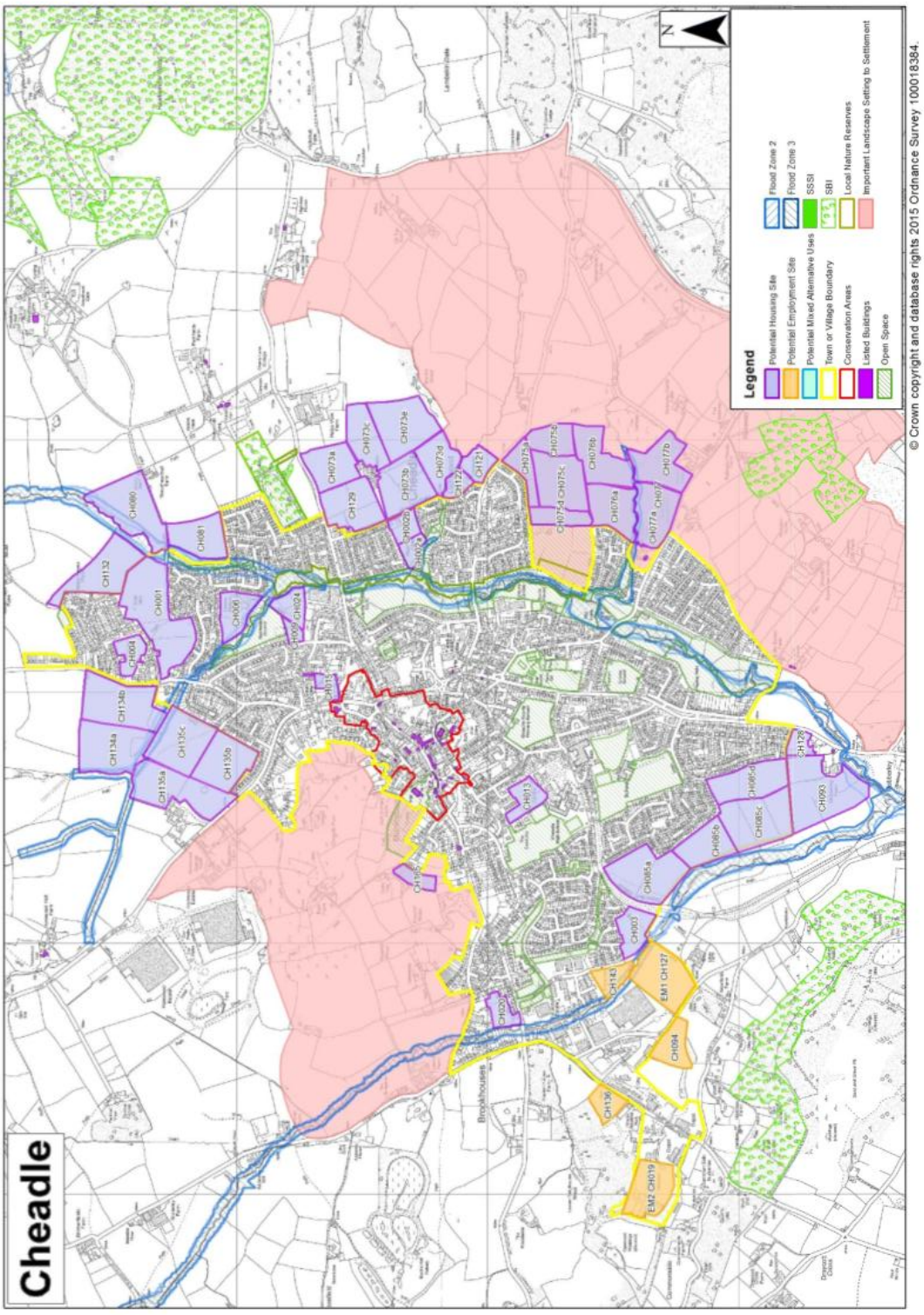
Map 17.3 Biddulph Moor constraints map



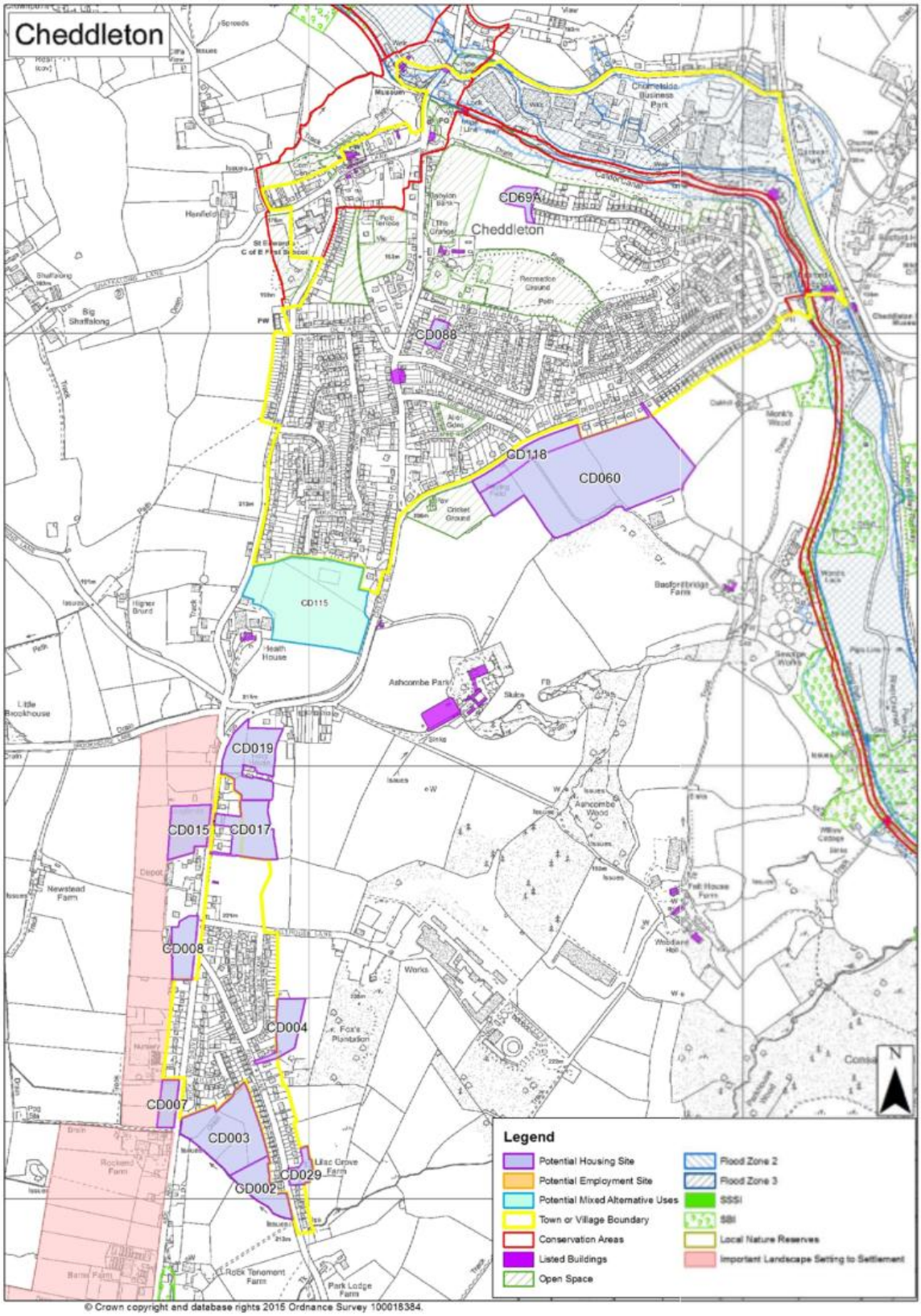
Map 17.4 Blythe Bridge and Forsbrook constraints map



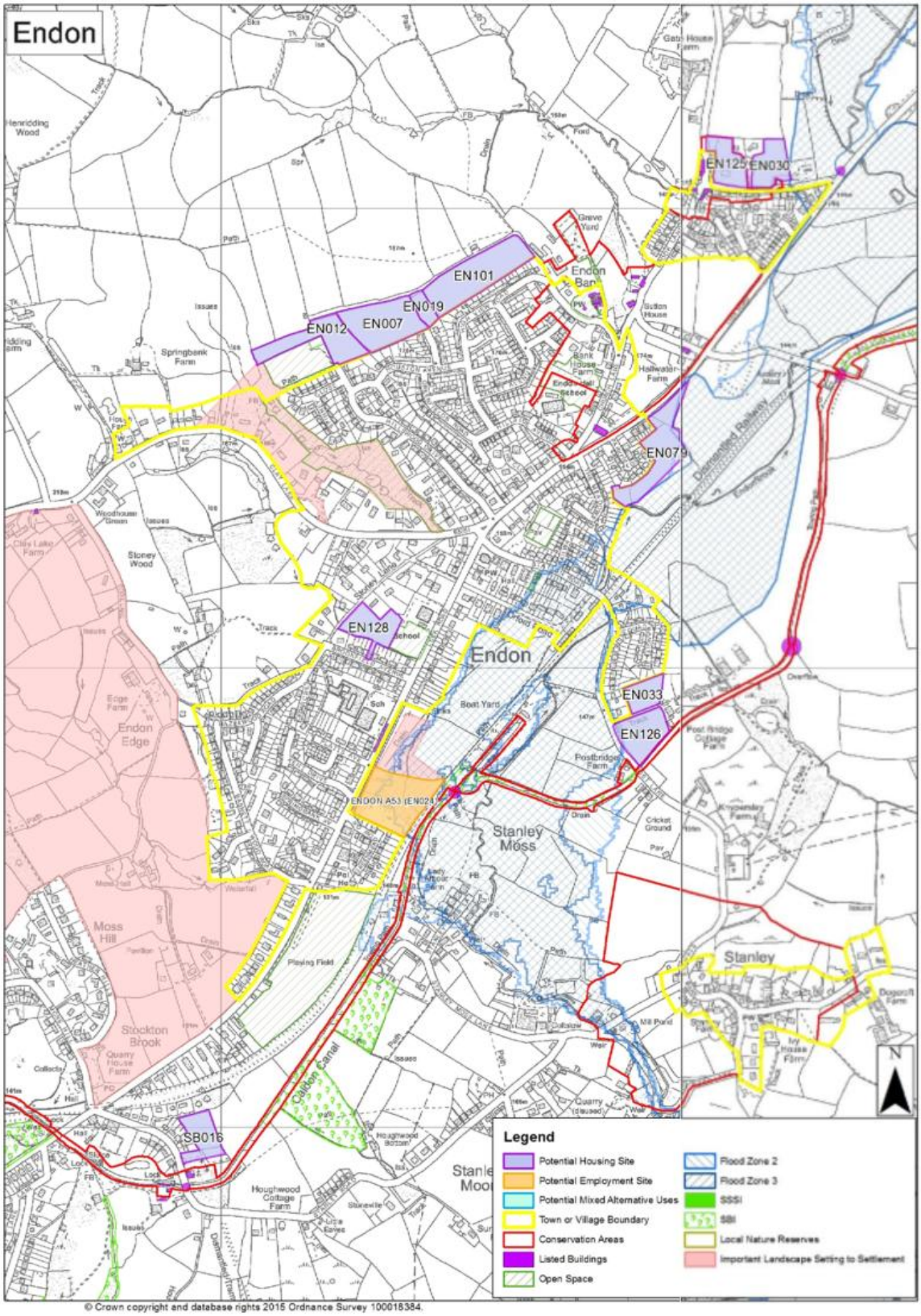
Map 17.5 Brown Edge constraints map



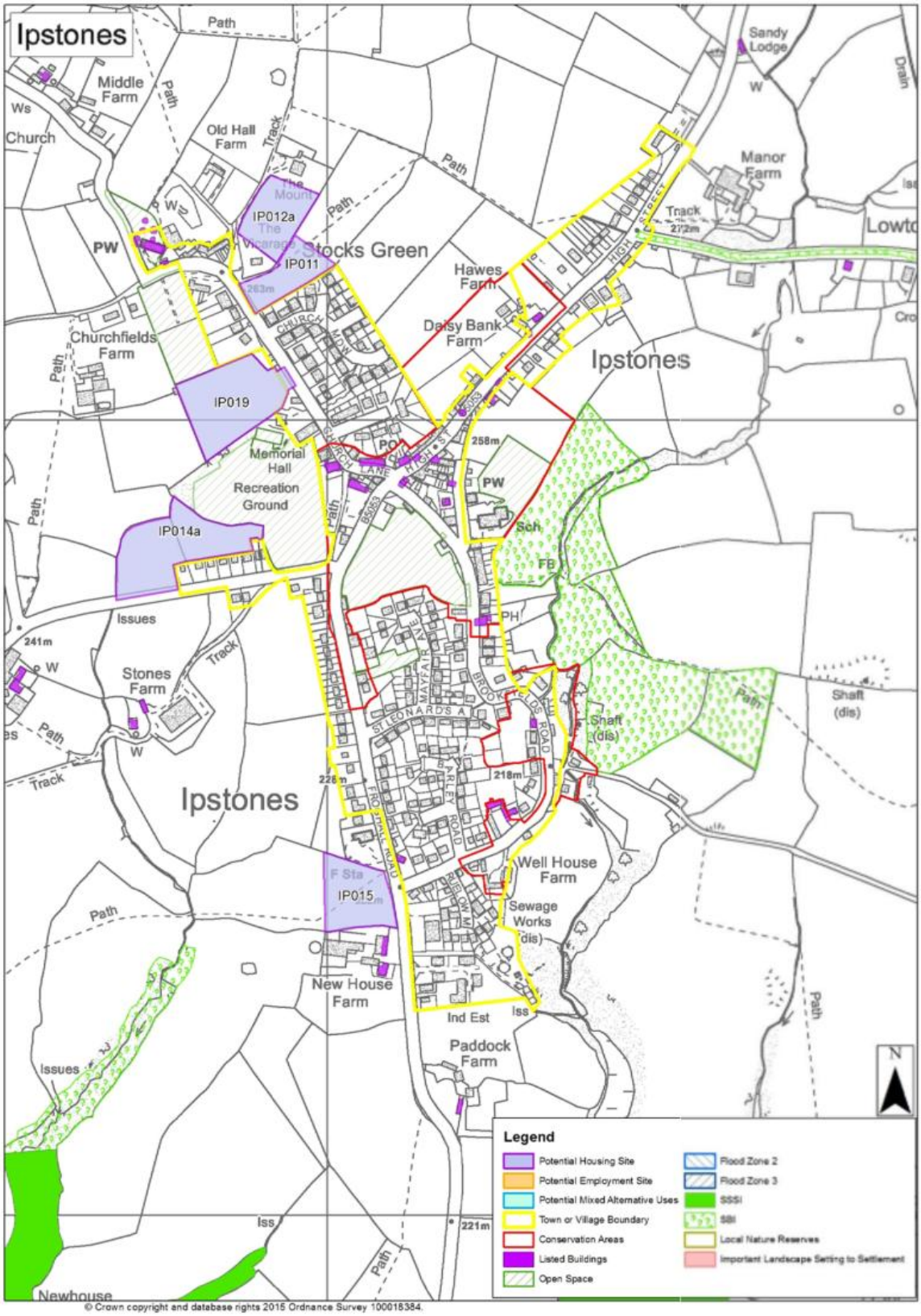
Map 17.6 Cheadle constraints map



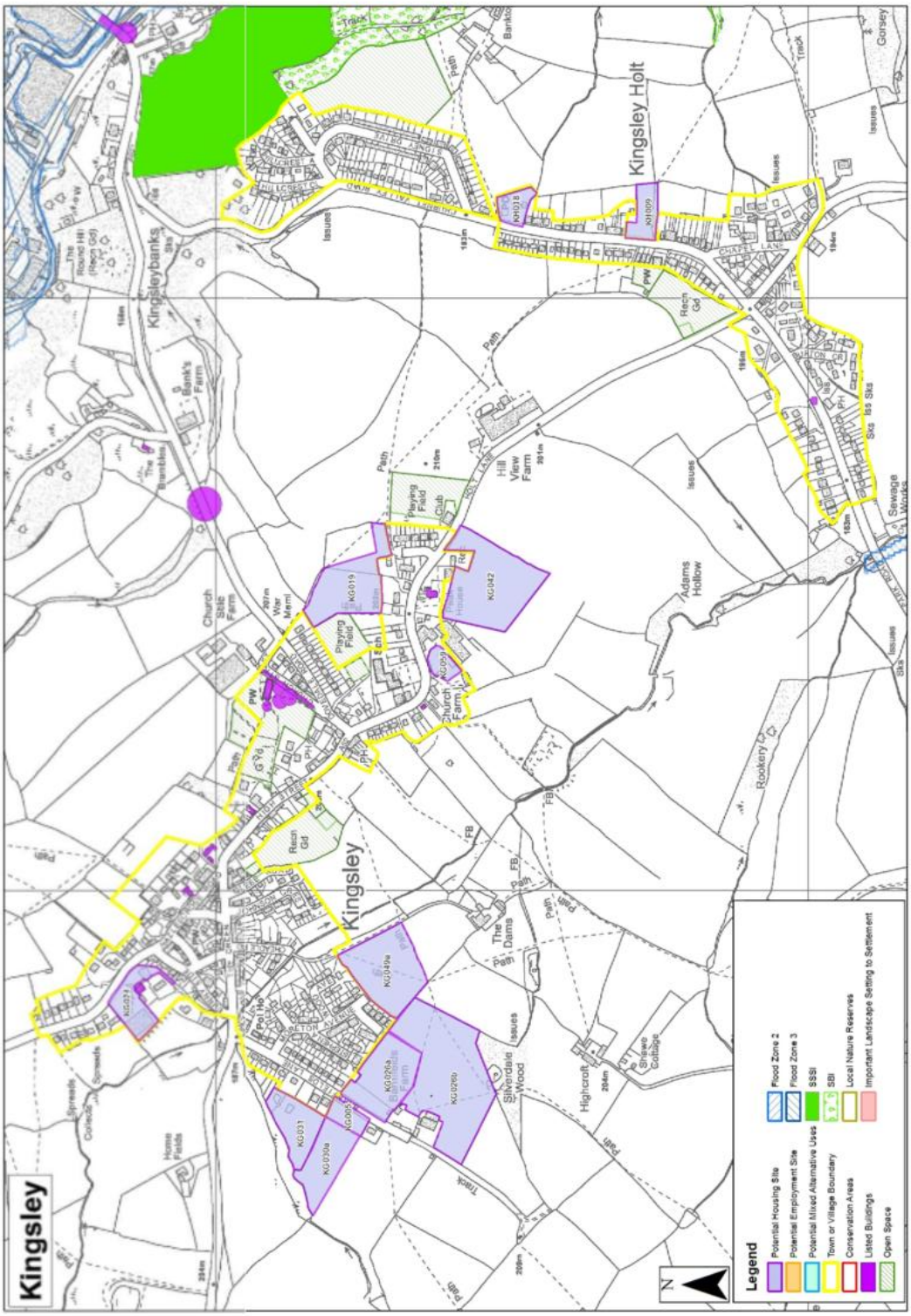
Map 17.7 Cheddleton constraints map



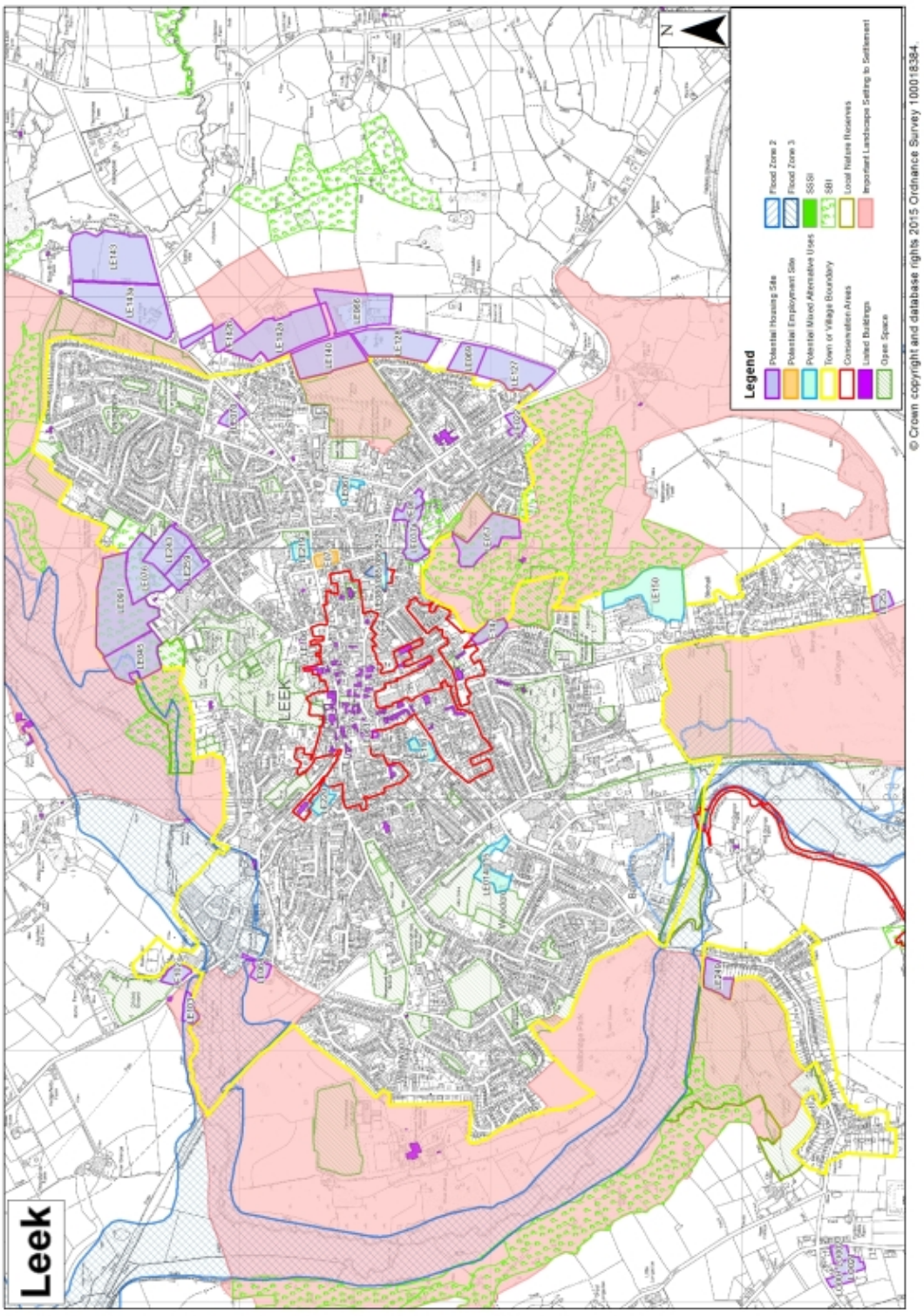
Map 17.8 Endon constraints map



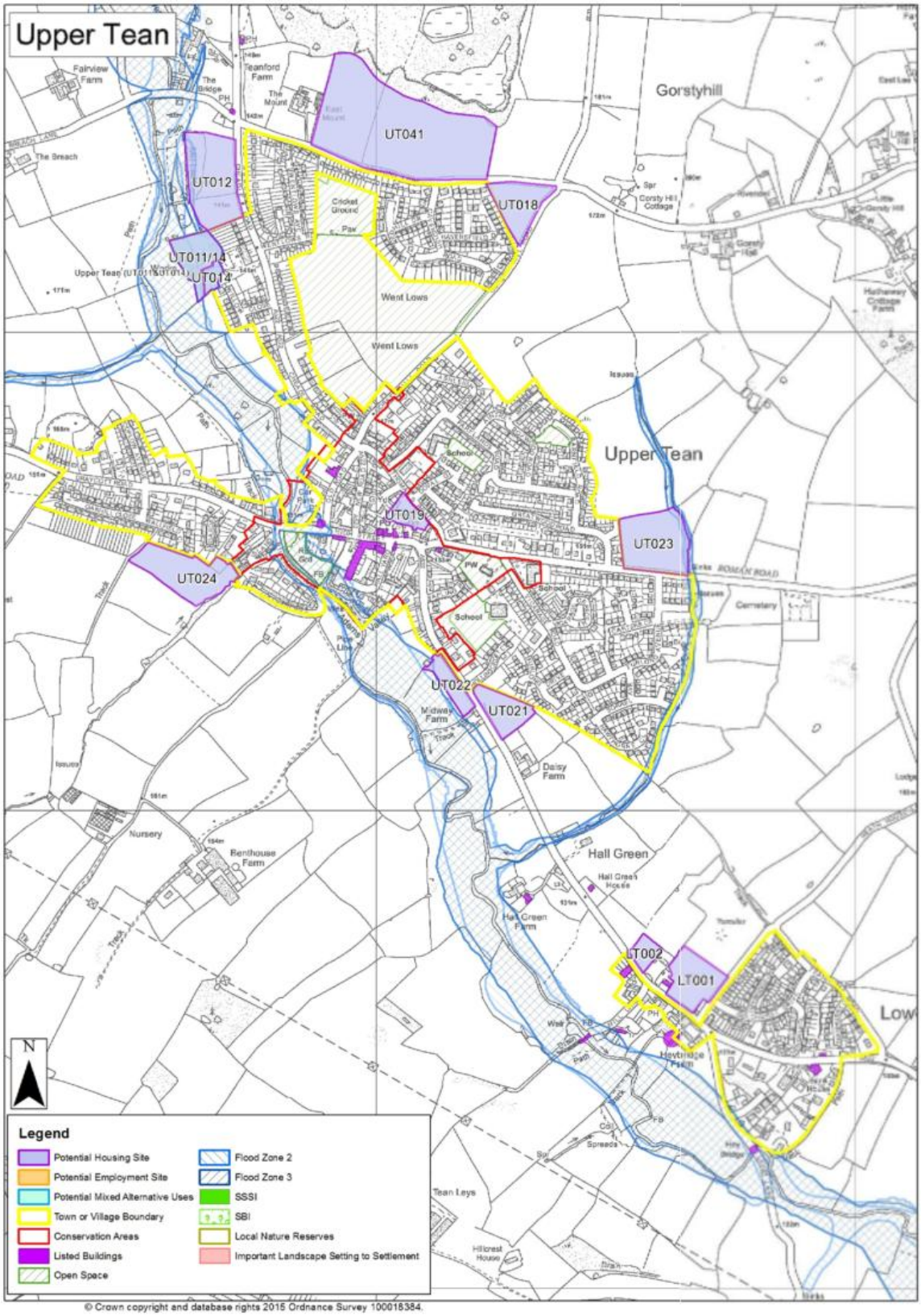
Map 17.9 Ipstones constraints map



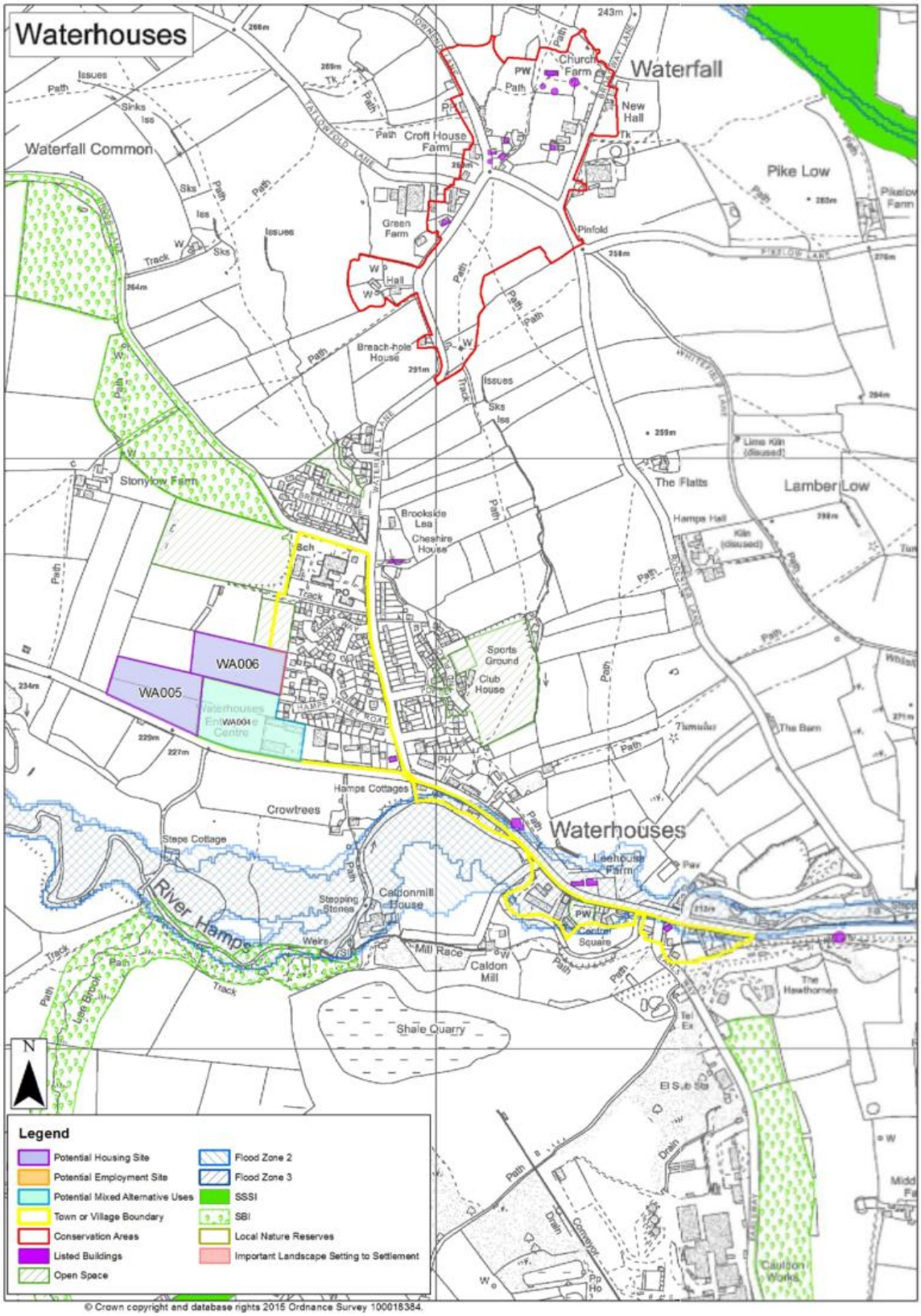
Map 17.10 Kingsley constraints map



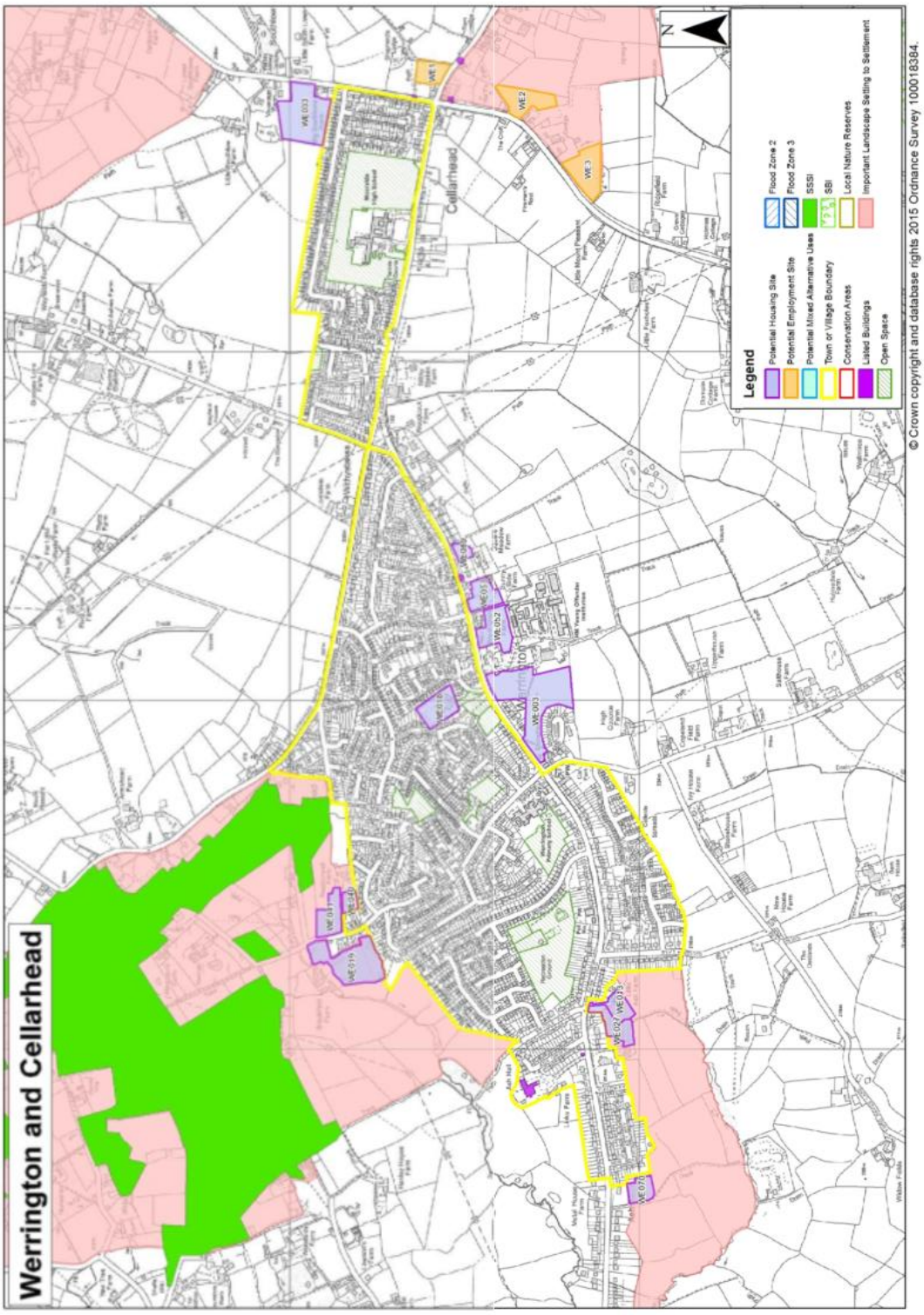
Map 17.11 Leek constraints map



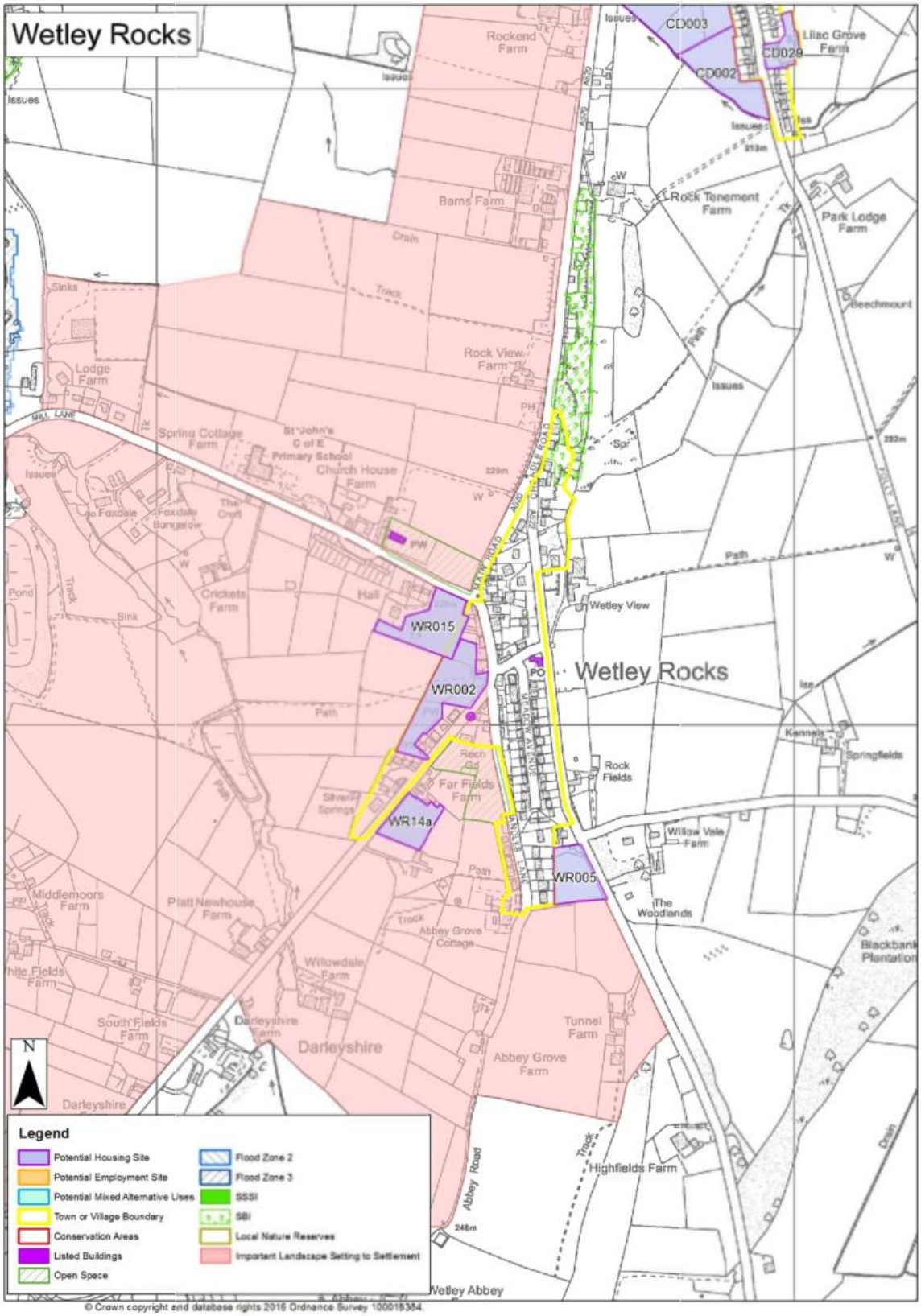
Map 17.12 Upper Tean constraints map



Map 17.13 Waterhouses constraints map

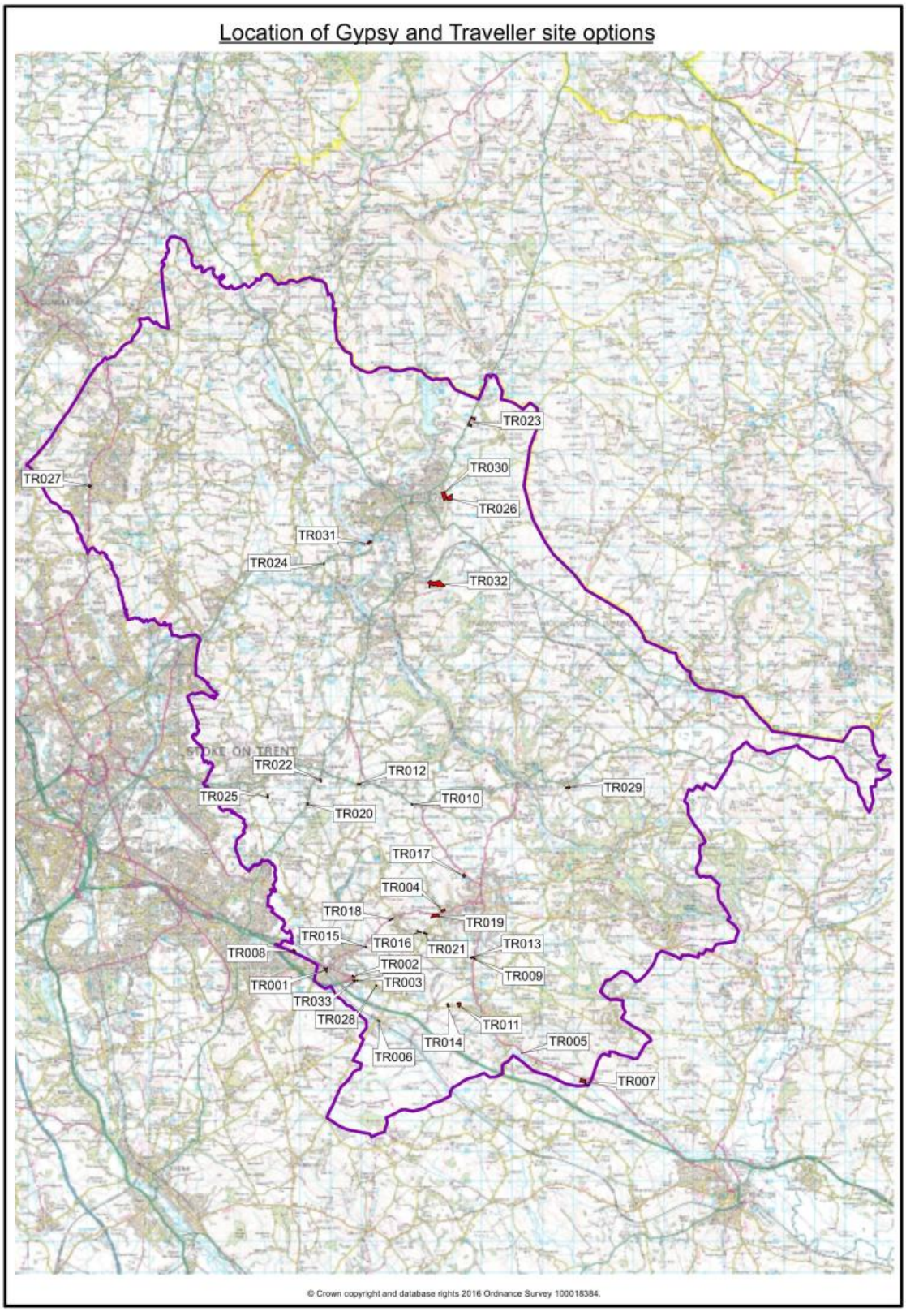


Map 17.14 Werrington and Cellarhead constraints map



Map 17.15 Wetley Rocks constraints map

17.1 Location of Gypsy and Traveller site options



Map 17.16 Location of Gypsy and Traveller site options