

## Appraisal of site options

## 7 Appraisal of site options

**7.1** As set out in the Sustainability Appraisal Scoping Report August 2014, each potential site is assessed against the Council's SA Objectives. The criteria used for the assessment of the long list of sites against the SA Framework are set out below, along with factors considered in reaching a judgement. The findings of the site appraisals are recorded in a series of tables below, with an appraisal summary.

**7.2** 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 alongside the submission version of the Plan.

**7.3** 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.

**7.4** It should be noted that none of the criteria, or the assessment of the sustainability appraisal against these criteria, necessarily prohibits a site from being allocated or being taken forward as a preferred option.

### 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

<b>Score</b>	
?	The impact of an issue cannot be predicted at this stage

**Table 7.1 Scoring of options**

**7.5** 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

<b>SA Objective</b>	<b>Assessment Criteria - Does the site ...?</b>	<b>Commentary on likely nature of effects of site allocation on SA Objective</b>	<b>Overall assessment</b>
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>Mainly influenced by development design.</p> <p>Factors considered:</p> <p>Is site within or adjacent to settlement; or remote from settlement centre?</p> <p>Is site in an area with high levels of existing traffic congestion?</p> <p>Is site close to a potentially noisy or polluting use?</p> <p>Is site within an Air Quality Management Area?</p> <p>Is site within walking distance of an area of publicly accessible open space and from a cultural or leisure facility?</p>	<p>Positive</p> <p>Negative</p> <p>Neutral</p> <p>Uncertain</p> <p>Dependent on implementation</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education,</li> </ul>	<p>Factors considered:</p> <p>Can a range of services and facilities be accessed within a short walk or bus ride?</p> <p>Distance of the site from a bus stop.</p> <p>Distance of the site from a train station.</p> <p>Distance from Strategic Road Network.</p>	

SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	Overall assessment
	<p>employment, shopping and other key services and facilities.</p>	<p>Distance of the site from a town or settlement centre.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>Some dependency on the implementation of other policies.</p> <p>Factors considered:</p> <p>Distance to nearest healthcare facility. Is the site within walking distance of an area of publicly accessible open space or recreation facility?</p> <p>Does the location of the site facilitate healthy travel choices?</p> <p>Can a range of services and facilities be readily accessed within a short walk or cycle journey?</p>	
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>Mainly influenced by development design.</p> <p>Factors considered:</p> <p>Is site within or adjacent to settlement; or remote from settlement centre?</p>	

SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	Overall assessment
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>Some dependency on the implementation of other policies.</p> <p>Factors considered:</p> <p>Does the site have potential to deliver affordable homes?</p> <p>Do development economics or other factors mean that the site is unlikely to deliver affordable homes?</p>	
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>Factors considered:</p> <p>Is site in an area with high levels of existing traffic congestion?</p> <p>Distance of the site from a bus stop.</p> <p>Distance of the site from a train station.</p> <p>Can a range of services and facilities be readily accessed within a short walk or cycle journey?</p> <p>Is site within walking distance of an area of publicly accessible open space?</p>	

SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	Overall assessment
<b>ENVIRONMENTAL</b>		Is development of the site likely to impact on the District's Green Infrastructure or Ecological Network, either in a positive or negative way?	
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>Mainly influenced by development design.</p> <p>Dependent on the implementation of other policies.</p> <p>Factors considered:</p> <p>Can a range of services and facilities be readily accessed within a short walk or cycle journey, or using public transport?</p>	
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>Factors considered:</p> <p>Is site within an Air Quality Management Area?</p> <p>Is site adjacent to and up-wind of an Air Quality Management Area?</p>	

SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	Overall assessment
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding eg by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>Some dependency on the implementation of other policies.</p> <p>Factors considered:</p> <p>Does the site meet the sequential test?</p> <p>Is the site partially or wholly in Flood Zones 2 or 3?</p> <p>Are there incidents of surface water flooding on site or within 100m of the site?</p> <p>Does the site contain controlled water?</p> <p>Is the site up to 250m from controlled water?</p> <p>Findings from SFRA.</p>	
<b>Biodiversity, Flora and Fauna</b>			
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	<p>Factors considered:</p> <p>Are there likely significant effects on the integrity of a European site?</p> <p>Does the site contain a nationally, regionally or locally designated site?</p>	



SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	Overall assessment
<p>on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>Is the site within 100m of a site of importance for nature conservation or within 400m of a nationally or internationally designated site?</p> <p>Does the site have potential for nature conservation interest or for legally protected species to be present?</p> <p>Is the site important for wildlife linkages or habitat contiguity?</p> <p>Does the site have potential for nature conservation enhancement?</p> <p>Findings from Ecological Study and HRA.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> </ul>	<p>Factors considered:</p> <p>Would development of the site lead to the loss of high quality agricultural land?</p> <p>Is site previously developed land?</p>	

SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	Overall assessment
	<ul style="list-style-type: none"> <li>• Deliver development that helps reduce the amount of derelict land?</li> <li>• Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	Does the site include notable geological features?	
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>• Offer opportunities to reduce waste generation?</li> <li>• Offer opportunities to maximise the re-use of existing buildings?</li> <li>• Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>Some dependency on the implementation of other policies.</p> <p>Factors considered:</p> <p>Is the site previously developed land with buildings in use, or vacant buildings on site?</p>	
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>• Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>• Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and</li> </ul>	<p>Factors considered:</p> <p>Does the site contain, or provide the setting to, a nationally important archaeological site (Scheduled Monument)?</p> <p>Does the site contain known archaeological sites or possess high archaeological potential?</p> <p>Is the site in a Conservation Area or on the register of historic parks and gardens?</p>	

SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	Overall assessment
	strengthen local distinctiveness and sense of place?	Is the site on the edge of a Conservation Area? Does the site contain or form the setting of a listed building?	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Factors considered:</p> <p>Is site previously developed land?</p> <p>Is site an area of high historic landscape value?</p> <p>If site is in countryside - capability of the landscape to accommodate change.</p> <p>Findings from Landscape and Settlement Character Assessment of Staffordshire Moorlands.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>Dependent on the implementation of other policies.</p> <p>No criteria are proposed as it cannot be shown how the location or nature of a site can meaningful illustrate the effects on this objective.</p>	
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			

SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	Overall assessment
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>• Deliver development that helps to safeguard shops and services in existing centres?</li> <li>• Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>Factor considered: Distance to town, local centre or village shop.</p>	
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>• Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>• Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>Factors considered: Will the site provide employment? Will there be a loss of land that currently contributes to employment? Findings from ELR.</p>	
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>• Help meet the employment needs of local people?</li> <li>• Help increase economic activity levels?</li> <li>• Improve physical accessibility to jobs?</li> <li>• Support higher income levels for local residents?</li> </ul>	<p>Factor considered: Distance to a key employment site.</p>	
<p><b>Summary of overall assessment and likely significant effects:</b></p>			

SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based only on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.2 Methodology for assessment of site options**

**7.1 Leek**

**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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>0</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>+</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (LE022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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, this site has been assessed as having a positive effect on this Objective.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (LE022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> </ul>	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
	<ul style="list-style-type: none"> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			

SA Objective	Assessment Criteria - Does the site (LE022)...?	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	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	-
<b>Summary of overall assessment and likely significant effects:</b>			

**Table 7.3**

**LE037A**

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>+</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>!/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	-/?

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	0
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.4**

**LE045**

SA Objective	Assessment Criteria - Does the site(LE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender</li> </ul>	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 facilities that can be found here that would serve prospective residents	+

SA Objective	Assessment Criteria - Does the site(LE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>of the site. Overall, this site has been assessed as having a positive effect on this Objective.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>Help improve health or access to health facilities?</li> <li>Help promote healthy lifestyles?</li> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	0
<b>ENVIRONMENTAL</b>			



SA Objective	Assessment Criteria - Does the site(LE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> </ul>	<p>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</p>	-

SA Objective	Assessment Criteria - Does the site(LE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	0
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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 Brough Park Fields (LNR)	0

SA Objective	Assessment Criteria - Does the site(LE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.5**

**LE057**

SA Objective	Assessment Criteria - Does the site(LE057)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site(LE057)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>0</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE057)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	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(LE057)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns</li> </ul>	<p>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</p>	-/?

SA Objective	Assessment Criteria - Does the site(LE057)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>and villages and maintain and strengthen local distinctiveness and sense of place?</p>	<p>having a negative effect on this Objective, however the exact effects are uncertain.</p>	
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>0</p>
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	<p>0</p>
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> </ul>	<p>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.</p>	<p>++</p>

SA Objective	Assessment Criteria - Does the site(LE057)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>		
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 Ladydate SBI.</p>			

**Table 7.6**

**LE061**

SA Objective	Assessment Criteria - Does the site(LE061)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	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.	++



SA Objective	Assessment Criteria - Does the site(LE061)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site(LE061)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>++</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>1/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 to the wider countryside which lowers the biodiversity of the area considerably, so therefore is considered to have low ecological value. The HIRA 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.</p>	<p>0</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> </ul>	<p>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,</p>	<p>++</p>

SA Objective	Assessment Criteria - Does the site(LE061)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	this site has been assessed as having a significant positive effect on this Objective.	
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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(LE061)...?	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.	
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.7

**LE063**

SA Objective	Assessment Criteria - Does the site(LE063)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site(LE063)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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 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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE063)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>++</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>1/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE063)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>contribute to the objectives of the Water Framework Directive?</p> <ul style="list-style-type: none"> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>0</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	<p>-/?</p>

SA Objective	Assessment Criteria - Does the site(LE063)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	0
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0



SA Objective	Assessment Criteria - Does the site(LE063)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.8**

**LE064**

SA Objective	Assessment Criteria - Does the site(LE064) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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 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.	<ul style="list-style-type: none"> <li>Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site(LE064) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site(LE064) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>+</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>i/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>-</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>0</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> </ul>	<p>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</p>	<p>-</p>

SA Objective	Assessment Criteria - Does the site(LE064) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	0
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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(LE064) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.9**

**LE070**

SA Objective	Assessment Criteria - Does the site(LE070) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site(LE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p style="text-align: center;">++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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 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.</p>	<p style="text-align: center;">+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> </ul>	<p>Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 22 dwellings, and therefore also</p>	<p style="text-align: center;">++</p>

SA Objective	Assessment Criteria - Does the site(LE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	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(LE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	++
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	+
13. To protect and enhance the character of towns / villages and other heritage and	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	-/?



SA Objective	Assessment Criteria - Does the site(LE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</p>	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site(LE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.10**

**LE076**

SA Objective	Assessment Criteria - Does the site(LE076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	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.	++

SA Objective	Assessment Criteria - Does the site(LE076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	0
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site(LE076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>+</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>!/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	<p>-/?</p>

SA Objective	Assessment Criteria - Does the site(LE076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.11**

**LE091**

SA Objective	Assessment Criteria - Does the site(LE091)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>0</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE091)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	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(LE091)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	<p>--/?</p>

SA Objective	Assessment Criteria - Does the site(LE091)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	+
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	0
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site(LE091)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.12**

**LE106**

SA Objective	Assessment Criteria - Does the site(LE106)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	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.	++

SA Objective	Assessment Criteria - Does the site(LE106)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site(LE106)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>++</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>i/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>+/?</p>

SA Objective	Assessment Criteria - Does the site(LE106)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site(LE106)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.13**

**LE147**

SA Objective	Assessment Criteria - Does the site(LE147)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	0
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site(LE147)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	0
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site(LE147)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site(LE147)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>+</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>0</p>
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE147)...?	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.14**

**LE243**

SA Objective	Assessment Criteria - Does the site(LE243)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		

SA Objective	Assessment Criteria - Does the site(LE243)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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 neighbourhood. Overall, this site has been assessed as having a neutral effect on this Objective.</p>	<p>0</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>+</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE243)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>0</p>
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development is in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>++</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>1/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE243)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>contribute to the objectives of the Water Framework Directive?</p> <ul style="list-style-type: none"> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>++</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>+</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns</li> </ul>	<p>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.</p>	<p>-/?</p>

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.	<ul style="list-style-type: none"> <li>and villages and maintain and strengthen local distinctiveness and sense of place?</li> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> </ul>	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.	++



SA Objective	Assessment Criteria - Does the site(LE243)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>		
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.15**

**LE249**

SA Objective	Assessment Criteria - Does the site(LE249)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site(LE249)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	-
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site(LE249)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>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.</p>	-
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site(LE249)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>+</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>+</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site(LE249)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 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 being negative effects, as could the inaccessibility of services and facilities.</p>			

**Table 7.16**

**LE259**

SA Objective	Assessment Criteria - Does the site(LE259)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	0
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site(LE259)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.</p> <p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	0
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	++
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site(LE259)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>against this. Overall, this site has been assessed as having a positive effect on this objective.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns</li> </ul>	<p>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</p>	<p>--/?</p>



SA Objective	Assessment Criteria - Does the site(LE259)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> </ul>	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.	++

SA Objective	Assessment Criteria - Does the site(LE259)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>		
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.17**

### 7.1.1 Other uses

#### Other uses

LE073

SA Objective	Assessment Criteria - Does the site(LE073)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site(LE073)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site(LE073)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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 redevelopment 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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	++
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> </ul>	<p>The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal</p>	+

SA Objective	Assessment Criteria - Does the site(LE073)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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 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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	++

SA Objective	Assessment Criteria - Does the site(LE073)...?	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.18**

**LE014 & LE015**

SA Objective	Assessment Criteria - Does the site(LE014 & LE015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site(LE014 & LE015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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 new services and facilities on site. Overall, this site has been assessed as having a significant positive effect on this Objective.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>



SA Objective	Assessment Criteria - Does the site(LE014 & LE015)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	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(LE014 & LE015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	+/?
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	0
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	+/?

SA Objective	Assessment Criteria - Does the site(LE014 & LE015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	+
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	++
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	++

SA Objective	Assessment Criteria - Does the site(LE014 & LE015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.19**

**LE067**

SA Objective	Assessment Criteria - Does the site(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender</li> </ul>	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	++

SA Objective	Assessment Criteria - Does the site(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>exclusion by improving access to jobs, services and facilities.</p>	<p>reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>++</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>+</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>!/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> </ul>	<p>As noted, this site has been assessed as being both brownfield and greenfield land. As such, the effect of development of this site against</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	this objective would be mixed. Overall, the site has been assessed as having a neutral effect on this objective.	
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	The site is within 400m of one grade II* listed asset and seven grade III 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

Table 7.20

**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
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>contribute to the objectives of the Water Framework Directive?</p> <ul style="list-style-type: none"> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 as having a negative effect on this Objective, however the exact effects are uncertain.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>0</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	<p>-/?</p>

SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.21**

**LE116**

SA Objective	Assessment Criteria - Does the site(LE116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	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	++

SA Objective	Assessment Criteria - Does the site(LE116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>services and facilities. Overall, this site has been assessed as having a significant positive effect on this Objective.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>++</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>i/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>The site is over 750m away from Brough Park Fields (L-NR) 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.</p>	<p>-/?</p>

SA Objective	Assessment Criteria - Does the site(LE116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>++</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>+</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>+</p>



SA Objective	Assessment Criteria - Does the site(LE116)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 district ecological importance of the site.			

**Table 7.22**

**LE150**

SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	+
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>-</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>++</p>
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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,</p>	<p>++</p>

SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	<p>this site has been assessed as having a significant positive effect on this Objective.</p> <p>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.</p>	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance is likely to have a significant negative effect.</p>			

**Table 7.23**

**LE219**

SA Objective	Assessment Criteria - Does the site(LE219)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site(LE219)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>+</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>0</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE219)...? <b>ENVIRONMENTAL</b>	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	++
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?



SA Objective	Assessment Criteria - Does the site(LEZ19)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>++</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>+</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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 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.</p>	<p>-/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE219)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.24

**LE220**

SA Objective	Assessment Criteria - Does the site(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	+
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	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(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>++</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>+</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>++</p>

SA Objective	Assessment Criteria - Does the site(LE220)...?	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.25**

**Cornhill**

SA Objective	Assessment Criteria - Does the site (Cornhill)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (Corrhill)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light</li> </ul>	<p>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.</p>	+
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● <del>Deliver development that helps to reduce fear of crime?</del> or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (Cornhill)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>++</p>
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>0</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>i/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	<p>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</p>	<p>--</p>

SA Objective	Assessment Criteria - Does the site (Corrhill)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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 (Cornhill)...?	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	++

SA Objective	Assessment Criteria - Does the site (Corrhill)...?	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 is located within a flood zone which is likely to have a significant negative effect, as could its proximity to designated and historic assets.</p>			

**Table 7.26**

## 7.1.2 Sites outside current development boundary

### Sites outside the Development Boundary

LE066

SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>The site is outside of the settlement boundary of Leek and separate 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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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 archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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



SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	-
<b>Summary of overall assessment and likely significant effects:</b>			
The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site is located away from historic assets and has good accessibility to services and facilities which is likely to have a positive effect. However, the ecological importance of the site is likely to have a negative effect as well as the inaccessibility of existing areas of employment.			

**Table 7.27**

**LE069**

SA Objective	Assessment Criteria - Does the site(LE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site(LE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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</p>	+

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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	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
	<ul style="list-style-type: none"> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>against this. Overall, this site has been assessed as having a positive effect on this objective.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	+/?
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	0
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	+
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	-/?

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.	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</p>	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	0
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	-
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.28**

**LE102**

SA Objective	Assessment Criteria - Does the site(LE102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	The site 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	<ul style="list-style-type: none"> <li>Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	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
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>existing services and facilities being inaccessible. Overall, this site has been assessed as having a neutral effect on this Objective.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>0</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>-</p>

SA Objective	Assessment Criteria - Does the site(LE102)...? <b>ENVIRONMENTAL</b>	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>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.</p>	-
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?



SA Objective	Assessment Criteria - Does the site(LE102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site(LE102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	0
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	0
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	<p>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.</p>	-
<p><b>Summary of overall assessment and likely significant effects:</b></p>			
<p>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.</p>			

**Table 7.29**

**LE103**

SA Objective	Assessment Criteria - Does the site(LE103)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>The site 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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	-
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	-
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site(LE103)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	0
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	-/?

SA Objective	Assessment Criteria - Does the site(LE103)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</p>	
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	0
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	0
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	-
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.30**

**LE127**

SA Objective	Assessment Criteria - Does the site (LE127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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 exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	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
	<ul style="list-style-type: none"> <li>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>Help improve health or access to health facilities?</li> <li>Help promote healthy lifestyles?</li> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			



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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	+/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	+/?
11. To safeguard the best and most versatile agricultural	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> </ul>	<p>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</p>	-

SA Objective	Assessment Criteria - Does the site (LE127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	0
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	-/?
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	0
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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</p>	0

SA Objective	Assessment Criteria - Does the site (LE127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	-
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.31**

**LE128**

SA Objective	Assessment Criteria - Does the site(LE128) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site(LE128) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> </ul>	<p>Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 95 dwellings, and therefore also</p>	++

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.	<ul style="list-style-type: none"> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	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
	<ul style="list-style-type: none"> <li>contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	+/?
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns</li> </ul>	<p>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.</p>	-/?

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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> </ul>	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
	<ul style="list-style-type: none"> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>		
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.32**

**LE140**

SA Objective	Assessment Criteria - Does the site (LE140)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and privacy to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● <del>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and privacy to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</del></li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (LE140)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (LE140)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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	+/?

SA Objective	Assessment Criteria - Does the site (LE140)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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 (LE140)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (LE140)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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 7.33

LE142A

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light?</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● <del>Offer opportunity to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</del></li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>The location of this site, outside the edge of the settlement boundary, should provide residents with good access to the open 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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 importance 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,</p>	-/?

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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 (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>of the natural environment identified in the NCA profiles?</p>		
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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 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.</p>	<p>0</p>
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	<p>0</p>
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	<p>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.</p>	<p>+</p>
<p><b>Summary of overall assessment and likely significant effects:</b></p>			

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 importance of the site and the proximity to historic assets is likely to have a negative effect.		

**Table 7.34**

**LE142B**

SA Objective	Assessment Criteria - Does the site (LE142B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	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.		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.	+

SA Objective	Assessment Criteria - Does the site (LE142B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>The location of this site, outside the edge of the settlement boundary, should provide residents with good access to the open 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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (LE142B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 importance. The HRA notes that no direct impacts upon the SPA are predicted from this</p>	-/?

SA Objective	Assessment Criteria - Does the site (LE142B)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</p> <p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (LE142B)...? of the natural environment identified in the NCA profiles?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			



SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>0</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> </ul>	<p>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.</p>	<p>+</p>



SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>		
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	The site is more than 1,250m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development	0

SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	<p>The site could avoid development within 1,000m of protected sites and could reduce external pressures on these sites. Given the location of</p>	0

SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			
<p><b>Table 7.36</b></p> <p><b>LE143A</b></p>			
SA Objective	Assessment Criteria - Does the site (LE143A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site (LE143A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>0</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (LE143A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>		
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	The site is more than 1,250m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development	0

SA Objective	Assessment Criteria - Does the site (LE143A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (LE143A)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> </ul>	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 (LE143A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>		
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.37**

**LE253**

SA Objective	Assessment Criteria - Does the site (LE253)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings are appropriately investigated to meet the needs of people due to their age, disability, gender</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social	<ul style="list-style-type: none"> <li>● Offer opportunity to ensure that occupiers of buildings are appropriately investigated to meet the needs of people due to their age, disability, gender</li> </ul>	<p>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</p>	-

SA Objective	Assessment Criteria - Does the site (LE253)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>exclusion by improving access to jobs, services and facilities.</p>	<p>reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>residents not being addressed. Overall, this site has been assessed as having a negative effect on this Objective.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	-
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (LE253)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>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.</p>	-
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 importance. The HRA notes that no direct impacts upon the SPA are predicted from</p>	-/?

SA Objective	Assessment Criteria - Does the site (LE253)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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 (LE253)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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 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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			



SA Objective	Assessment Criteria - Does the site (EM2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (EM2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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	-/?



SA Objective	Assessment Criteria - Does the site (EM2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p>	
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	<p>The site would be within 1,000m from Combes Valley SSSI and could increase external pressures on these sites. Given the location of the</p>	-

SA Objective	Assessment Criteria - Does the site (EM2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	++
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	++

SA Objective	Assessment Criteria - Does the site (EM2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.39**

**ADD01**

SA Objective	Assessment Criteria - Does the site (ADD01)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		

SA Objective	Assessment Criteria - Does the site (ADD01)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	-
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> </ul>	<p>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</p>	++

SA Objective	Assessment Criteria - Does the site (ADD01)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	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 (ADD01)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	-/?

SA Objective	Assessment Criteria - Does the site (ADD01)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	+
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	<p>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.</p>	++
<p><b>Summary of overall assessment and likely significant effects:</b></p>			

SA Objective	Assessment Criteria - Does the site (ADD01)...?	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, 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 7.40**



7.2 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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings are not disadvantaged by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Help to improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help to improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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 worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.</p>	+

SA Objective	Assessment Criteria - Does the site (BD004) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?

SA Objective	Assessment Criteria - Does the site (BD004) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>++</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> </ul>	<p>The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (BD004) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BD004) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
and sustain a vibrant rural economy		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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 importance of the site.			

**Table 7.41**

**BD016**

SA Objective	Assessment Criteria - Does the site (BD016) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (BD016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	+
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BD016),...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	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 (BD016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	+/?
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	0
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (BD016),...?	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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 (BD016)...?	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.42**

**BD055**

SA Objective	Assessment Criteria - Does the site (BD055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BD055),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (BD055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?

SA Objective	Assessment Criteria - Does the site (BD055),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>++</p>

SA Objective	Assessment Criteria - Does the site (BD055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	++
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			

SA Objective	Assessment Criteria - Does the site (BD055),...?	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	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	+
<p><b>Summary of overall assessment and likely significant effects:</b></p>			
<p>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 importance would have a negative effect.</p>			

**Table 7.43**

**BD059**

SA Objective	Assessment Criteria - Does the site (BD059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p style="text-align: center;">++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>



SA Objective	Assessment Criteria - Does the site (BD059),...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment 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 (BD059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>++</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> </ul>	<p>The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (BD059),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>The nearest historical asset is circa 550m south west from the site. Given the distance of the site from 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.</p>	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	++
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BD059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
and sustain a vibrant rural economy		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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 importance would have a negative effect.			

**Table 7.44**

**BD101**

SA Objective	Assessment Criteria - Does the site (BD101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (BD101),...?	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.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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 positive effect on this Objective.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> </ul>	<p>Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 24 dwellings and therefore also</p>	++

SA Objective	Assessment Criteria - Does the site (BD101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (BD101),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>contribute to the objectives of the Water Framework Directive?</p> <ul style="list-style-type: none"> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>++</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>+</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>The nearest historical asset is circa 500m west from the site. Given the distance of the site from this asset, there is limited scope that development of this site could lead to the deterioration of the setting</p>	<p>+/?</p>

SA Objective	Assessment Criteria - Does the site (BD101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>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?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (BD101),...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 importance would have a negative effect.</p>			

**Table 7.45**

**BD102**

SA Objective	Assessment Criteria - Does the site (BD102),...?	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.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	+
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BD102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>++</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (BD102),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>		
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?

SA Objective	Assessment Criteria - Does the site (BD102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>++</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>+</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>The nearest historical asset is circa 500m west from the site. Given the distance of the site from 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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	<p>The site would avoid development within 1,000m of protected sites and would reduce external pressures on these sites. Given the location</p>	<p>++</p>

SA Objective	Assessment Criteria - Does the site (BD102),...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (BD102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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 importance would have a negative effect.	
<b>Table 7.46</b>			
<b>BD108</b>			
SA Objective	Assessment Criteria - Does the site (BD108)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	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	++

SA Objective	Assessment Criteria - Does the site (BD108),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	0
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BD108)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>		
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?



SA Objective	Assessment Criteria - Does the site (BD108),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>++</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>

SA Objective	Assessment Criteria - Does the site (BD108)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	++
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BD108),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 importance would have a negative effect.</p>			

**Table 7.47**

### 7.2.1 Urban extension

#### 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
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	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 (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	The site is over 1,750m from Gannister Quarry SSSI, the nearest designated asset land, 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	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> </ul>	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,	-

SA Objective	Assessment Criteria - Does the site (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	this site has been assessed as having a negative effect on this Objective.	
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	The nearest historical asset is circa 500m west from the site. Given the distance of the site from 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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 (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.48**



## 7.2.2 Other uses

### Other Uses

BD117

SA Objective	Assessment Criteria - Does the site (BD117)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and views that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Help to improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
3. To improve health and reduce health inequalities.		<p>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</p>	0

SA Objective	Assessment Criteria - Does the site (BD117)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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 (BD117)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (BD117)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (BD117)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 importance could have a negative effect.			

**Table 7.49**

**BD076**

SA Objective	Assessment Criteria - Does the site (BD076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p style="text-align: center;">++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>

SA Objective	Assessment Criteria - Does the site (BD076),...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	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 (BD076)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>against this. Overall, this site has been assessed as having a positive effect on this objective.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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 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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>0</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>



SA Objective	Assessment Criteria - Does the site (BD076),...?	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	++

SA Objective	Assessment Criteria - Does the site (BD076)...?	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.50**

**BD076A**

SA Objective	Assessment Criteria - Does the site (BD076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BD076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings are not adversely affected by light pollution?</li> </ul>	<p>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.</p>	<p>+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Building and spaces that are accessible to people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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 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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (BD076A)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	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 (BD076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>against this. Overall, this site has been assessed as having a positive effect on this objective.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	-/?
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	0
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (BD076A)...?	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 importance which is likely to have a negative effect.</p>			

**Table 7.51**

### 7.2.3 Sites within Green Belt

#### Sites within the Green Belt

#### BD062

SA Objective	Assessment Criteria - Does the site (BD062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+



SA Objective	Assessment Criteria - Does the site (BD062),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BD062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> </ul>	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 (BD062),...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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 (BD062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.52

**BD063A**

SA Objective	Assessment Criteria - Does the site (BD063A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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 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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BD063A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?

SA Objective	Assessment Criteria - Does the site (BD063A),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 importance 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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as both grade 3 &amp; 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, however the exact effects are uncertain.</p>	<p>-/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> </ul>	<p>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</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site (BD063A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			



SA Objective	Assessment Criteria - Does the site (BD063A)...?	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	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 importance 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.</p>			

**Table 7.53**

**BD064**

SA Objective	Assessment Criteria - Does the site (BD064)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BD064),...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?

SA Objective	Assessment Criteria - Does the site (BD064)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p style="text-align: center;">-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p style="text-align: center;">-</p>

SA Objective	Assessment Criteria - Does the site (BD064),...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			

SA Objective	Assessment Criteria - Does the site (BD064)...?	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	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.54**

**BD067A**

SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?



SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	<p style="text-align: center;">-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p style="text-align: center;">-</p>

SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			

SA Objective	Assessment Criteria - Does the site (BD067A)...?	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	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 importance are considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC is also assessed as having a negative effect.</p>			

**Table 7.55**

**BD067B**

SA Objective	Assessment Criteria - Does the site (BD067B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (BD067B),...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment 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 (BD067B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p style="text-align: center;">-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p style="text-align: center;">-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> </ul>	<p>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</p>	<p style="text-align: center;">0</p>

SA Objective	Assessment Criteria - Does the site (BD067B),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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 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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site (BD067B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
and sustain a vibrant rural economy		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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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 importance 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 7.56**

**BD067C**

SA Objective	Assessment Criteria - Does the site (BD067C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (BD067C)...?	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.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> </ul>	<p>Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 120 dwellings and therefore</p>	++

SA Objective	Assessment Criteria - Does the site (BD067C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	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 (BD067C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>contribute to the objectives of the Water Framework Directive?</p> <ul style="list-style-type: none"> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	<p>-/?</p>

SA Objective	Assessment Criteria - Does the site (BD067C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>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?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (BD067C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.57**

**BD068**

SA Objective	Assessment Criteria - Does the site (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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 (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>+</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (BD068),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>		
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	--
10. To identify, conserve and enhance biodiversity resources and to test the	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	The site is more than 1,000m from Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered that	-/?

SA Objective	Assessment Criteria - Does the site (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?



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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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 (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Summary of overall assessment and likely significant effects:</b>			
<p>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.</p>			

**Table 7.58**

**BD069**

SA Objective	Assessment Criteria - Does the site (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (BD069),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>0</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>0</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
number of journeys made by car.	<ul style="list-style-type: none"> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>		
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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 (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated</li> </ul>	<p>The site is within 50m of grade II* Knyperley Hall and one grade II listed asset, Stables, Coach Houses including Coachman's Cottage and Lodge North of Knyperley 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</p>	<p>--/?</p>

SA Objective	Assessment Criteria - Does the site (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.</p>	
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	0
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.59**

**BD083**

SA Objective	Assessment Criteria - Does the site (BD083)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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 (BD083)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> </ul>	<p>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.</p>	0



SA Objective	Assessment Criteria - Does the site (BD083)...?	Commentary on likely nature of effects of site allocation	Overall assessment
number of journeys made by car.	<ul style="list-style-type: none"> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>		
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated</li> </ul>	<p>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, 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</p>	<p>-/?</p>

SA Objective	Assessment Criteria - Does the site (BD083)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</p>	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	0
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (BD083)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.60**

**BD087**

SA Objective	Assessment Criteria - Does the site (BD087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BD087),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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 is 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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BD087)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> </ul>	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 (BD087),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> </ul>	<p>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</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site (BD087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	0
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (BD087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
and sustain a vibrant rural economy			
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.61

**BD109 & BD118**

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and opportunities to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Help to improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	0
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	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 (BD109 & BD118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>against this. Overall, this site has been assessed as having a positive effect on this objective.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.62**

**BD110**

SA Objective	Assessment Criteria - Does the site (BD110)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BD110)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● <del>Does the site offer health or access to health facilities?</del>                      Help to improve equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BD110)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	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 (BD110)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>against this. Overall, this site has been assessed as having a positive effect on this objective.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	<p>+/?</p>

SA Objective	Assessment Criteria - Does the site (BD110)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>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?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (BD110)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.63**

**BD131B**

SA Objective	Assessment Criteria - Does the site (BD131B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and</li> <li>● <del>Support local businesses that are likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender</del></li> </ul>	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		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	0

SA Objective	Assessment Criteria - Does the site (BD131B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>exclusion by improving access to jobs, services and facilities.</p>	<p>reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BD131B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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 (BD131B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (BD131B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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. However, the site is partly located within a flood zone which is likely to have a significant negative effect. The development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets.</p>			

**Table 7.64**

**BD134**

SA Objective	Assessment Criteria - Does the site (BD134)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+



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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	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 (BD134)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>against this. Overall, this site has been assessed as having a positive effect on this objective.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site (BD134),...?	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	The site is more than 400m from any historical heritage assets, the nearest designated asset is grade II 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 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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 (BD134)...?	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.65**

**BD138A**

SA Objective	Assessment Criteria - Does the site (BD138A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BD138A)...?	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.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● <del>Offer opportunity to provide open space and</del> or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> </ul>	<p>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.</p>	++

SA Objective	Assessment Criteria - Does the site (BD138A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>		
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	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 (BD138A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>contribute to the objectives of the Water Framework Directive?</p> <ul style="list-style-type: none"> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>-</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	<p>-/?</p>

SA Objective	Assessment Criteria - Does the site (BD138A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>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?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (BD138A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.66**

**BD138B**

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.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	-
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BD138B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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 site has been assessed as having a significant positive effect on this Objective.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BD138B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>		
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	The site is within 1,000m of Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered that	-/?

SA Objective	Assessment Criteria - Does the site (BD138B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?

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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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 (BD138B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.67**

**BD144**

SA Objective	Assessment Criteria - Does the site (BD144)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	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	0

SA Objective	Assessment Criteria - Does the site (BD144),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>0</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>0</p>
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (BD144)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	-
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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,</p>	-/?



SA Objective	Assessment Criteria - Does the site (BD144),...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	0

SA Objective	Assessment Criteria - Does the site (BD144)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Area. Overall, this site has been assessed as having a neutral effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>The proposed residential use of this site limits the effect that it can have on investment in culture and tourism within the town and District may have a positive effect. Overall, this site has been assessed as having a positive effect on this Objective.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	+
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (BD144),...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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 7.68**

**ADD02**

SA Objective	Assessment Criteria - Does the site (ADD02),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site (ADD02)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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 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.</p>	-
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	-

SA Objective	Assessment Criteria - Does the site (ADD02)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> </ul>	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 (ADD02)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.69**

**ADD03**

SA Objective	Assessment Criteria - Does the site (ADD03)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings are not disadvantaged by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Help to improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help to improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+



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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?

SA Objective	Assessment Criteria - Does the site (ADD03)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>As noted, this site has been assessed as being on greenfield land. However, the land has also been assessed as both grade 4 &amp; 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.</p>	<p style="text-align: center;">-/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> </ul>	<p>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</p>	<p style="text-align: center;">0</p>

SA Objective	Assessment Criteria - Does the site (ADD03)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<ul style="list-style-type: none"> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>0</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>		<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			

SA Objective	Assessment Criteria - Does the site (ADD03)...?	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	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.70**

**ADD04**

SA Objective	Assessment Criteria - Does the site (ADD04)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support to improve the quality of life?</li> <li>● Support to help people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Support to help people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (ADD04)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	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 (ADD04)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>against this. Overall, this site has been assessed as having a positive effect on this objective.</p>	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
13. To protect and enhance the character of towns / villages and other heritage and	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	--/?

SA Objective	Assessment Criteria - Does the site (ADD04)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>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?</li> </ul>	<p>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.</p>	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	0
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0



SA Objective	Assessment Criteria - Does the site (ADD04)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.71**

### 7.3 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
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	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
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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 / and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> </ul>	<p>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.</p>	--/?

SA Objective	Assessment Criteria –Does the site (CH002A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			

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	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

Table 7.72

**CH002B**

SA Objective	Assessment Criteria –Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		

SA Objective	Assessment Criteria –Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and</li> </ul>	<p>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.</p>	<p>+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● <del>Deliver opportunities that</del> Help to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>

SA Objective	Assessment Criteria –Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>+</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>i/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	<p>The site is within 100m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead</p>	<p>--/?</p>



SA Objective	Assessment Criteria –Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>+</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>

SA Objective	Assessment Criteria –Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	+
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	++
<p><b>Summary of overall assessment and likely significant effects:</b></p>			

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 7.73

## CH003

SA Objective	Assessment Criteria –Does the site (CH003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	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
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>0</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>+</p>

SA Objective	Assessment Criteria –Does the site (CH003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	--
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-

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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.74**

**CH004**

SA Objective	Assessment Criteria - Does the site (CH004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		

SA Objective	Assessment Criteria - Does the site (CH004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+



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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	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
	<ul style="list-style-type: none"> <li>contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns</li> </ul>	<p>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.</p>	+/?

SA Objective	Assessment Criteria - Does the site (CH004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>and villages and maintain and strengthen local distinctiveness and sense of place?</p> <ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>		
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.75**

**CH006**

SA Objective	Assessment Criteria - Does the site (CH006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender</li> </ul>	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
<p>exclusion by improving access to jobs, services and facilities.</p>	<p>reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p style="text-align: center;">++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (CH006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>+</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>!/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>--</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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</p>	<p>--/?</p>

SA Objective	Assessment Criteria - Does the site (CH006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>+</p>

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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.76



**CH009**

SA Objective	Assessment Criteria - Does the site (CH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	+
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	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
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>+</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	<p>0</p>

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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.77**

**CH013**

SA Objective	Assessment Criteria - Does the site (CH013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	++
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (CH013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.78**

**CH015**

SA Objective	Assessment Criteria - Does the site (CH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	+
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>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.</p>	-
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>+</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>+</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	<p>0</p>

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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.79**

**CH020**

SA Objective	Assessment Criteria - Does the site (CH020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>+</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>0</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CH020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>0</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>+</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>

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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.80**

CH024

SA Objective	Assessment Criteria - Does the site (CH024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	+
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	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 (CH024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>-</p>

SA Objective	Assessment Criteria - Does the site (CH024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>+</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	<p>0</p>

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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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. The ecological importance of the site, its location near to a LNR, and its proximity to heritage assets is assessed as a negative effect.</p>			

Table 7.81

### 7.3.1 Urban extension

#### Urban Extension

#### Area 1 - CH001

SA Objective	Assessment Criteria - Does the site (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+



SA Objective	Assessment Criteria - Does the site (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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 in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	--/?

SA Objective	Assessment Criteria - Does the site (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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 (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	<p>0</p>
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	<p>+</p>
<p><b>Summary of overall assessment and likely significant effects:</b></p>			
<p>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.</p>			

**Table 7.82**

### 7.3.2 Other uses

#### 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
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	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	0

SA Objective	Assessment Criteria - Does the site (CH127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (CH127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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 Cheddle and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this	++



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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>site has been assessed as having a significant positive effect on this objective.</p> <p>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.</p>	++
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	<p>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.</p>	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 is likely to have a negative effect as could the ecological value of the site.</p>			

Table 7.83

**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
	<b>SOCIAL</b>		

SA Objective	Assessment Criteria - Does the site (CH019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>0</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>0</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>

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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	-
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	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
	<ul style="list-style-type: none"> <li>contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	+/?
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	+
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	+
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns</li> </ul>	<p>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.</p>	+/?

SA Objective	Assessment Criteria - Does the site (CH019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>and villages and maintain and strengthen local distinctiveness and sense of place?</p>		
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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 Cheddle 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.</p>	<p>++</p>
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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 Cheddle as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.</p>	<p>++</p>
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> </ul>	<p>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.</p>	<p>++</p>

SA Objective	Assessment Criteria - Does the site (CH019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>		
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.84**

**CH143**

SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>exclusion by improving access to jobs, services and facilities.</p>	<p>reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>0</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>0</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>+</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>!/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> </ul>	<p>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</p>	<p>-</p>



SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.85**

### 7.3.3 Sites outside the development boundary

#### Sites outside the current development boundary

CH073A

SA Objective	Assessment Criteria - Does the site (CH073A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site (CH073A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH073A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (CH073A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			

SA Objective	Assessment Criteria - Does the site (CH073A)...?	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	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

Table 7.86

CH073B

SA Objective	Assessment Criteria - Does the site (CH073B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CH073B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+



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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	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
	<ul style="list-style-type: none"> <li>contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	<p>+/?</p>

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.	<ul style="list-style-type: none"> <li>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?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.87**

**CH073C**

SA Objective	Assessment Criteria - Does the site (CH073C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>+</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CH073C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	0
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (CH073C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site (CH073C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	<p>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.</p>	-
<p><b>Summary of overall assessment and likely significant effects:</b></p>			
<p>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.</p>			

**Table 7.88**



**CH073D**

SA Objective	Assessment Criteria - Does the site (CH073D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	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
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	<p>+/?</p>

SA Objective	Assessment Criteria - Does the site (CH073D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.</p>	
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.89**

**CH073E**

SA Objective	Assessment Criteria - Does the site (CH073E)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH073E)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	0
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (CH073E)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>



SA Objective	Assessment Criteria - Does the site (CH073E)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	-
<p><b>Summary of overall assessment and likely significant effects:</b></p>			
<p>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.</p>			

**Table 7.90**

**CH075A**

SA Objective	Assessment Criteria - Does the site (CH075A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	0
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CH075A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns /</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>The site is within circa 600m of one grade II* listed asset. Dependent on proposal specific information, there is limited scope that development</p>	<p>+/?</p>

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.	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.91**

**CH075B**

SA Objective	Assessment Criteria - Does the site (CH075B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH075B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	0
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?



SA Objective	Assessment Criteria - Does the site (CH075B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>

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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	-
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.92**

**CH075C**

SA Objective	Assessment Criteria - Does the site (CH075C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	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
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site (CH075C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	<p>0</p>

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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	-
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			
<p><b>Table 7.93</b></p> <p><b>CH075D</b></p>			
SA Objective	Assessment Criteria - Does the site (CH075D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	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
	<ul style="list-style-type: none"> <li>● pregnancy / maternity, race, religion / belief / sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			



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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	0
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	--/?

SA Objective	Assessment Criteria - Does the site (CH075D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>

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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.94**

**CH076A**

SA Objective	Assessment Criteria - Does the site (CH076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	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
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	-/?
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
13. To protect and enhance the character of towns / villages and other heritage and	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	-/?

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.	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	-
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.95**

**CH076B**

SA Objective	Assessment Criteria - Does the site (CH076B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH076B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> </ul>	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
<p>land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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</p>	+

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.	
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	-
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.96**

**CH077A**

SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>0</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>1/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	<p>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.</p>	<p>--</p>

SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	<p>--/?</p>

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.	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	-
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.97**

**CH077B**

SA Objective	Assessment Criteria - Does the site (CH077B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (CH077B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>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.</p>	-
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	--
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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</p>	--/?

SA Objective	Assessment Criteria - Does the site (CH077B)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.</p> <p>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.</p>	--/?
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (CH077B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	<p>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.</p>	-
<p><b>Summary of overall assessment and likely significant effects:</b></p>			
<p>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.</p>			

**Table 7.98**

**CH080**

SA Objective	Assessment Criteria - Does the site (CH080)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	!/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	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
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	-/?



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.	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.99**

**CH081**

SA Objective	Assessment Criteria - Does the site (CH081)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>0</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CH081)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>assessed as having a negative effect on this Objective, however the exact effects are uncertain.</p> <p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>0</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>

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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.100**

**CH085A**

SA Objective	Assessment Criteria - Does the site (CH085A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	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
	<ul style="list-style-type: none"> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (CH085A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	<p>0</p>

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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.101**

**CH085B**

SA Objective	Assessment Criteria - Does the site (CH085B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH085B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	--
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	+/?

SA Objective	Assessment Criteria - Does the site (CH085B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>

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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.102**

**CH085C**

SA Objective	Assessment Criteria - Does the site (CH085C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> </ul>	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
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site (CH085C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>0</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	<p>0</p>

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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.103**

**CH085D**

SA Objective	Assessment Criteria - Does the site (CH085D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	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
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (CH085D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>+</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>!/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>+</p>
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>11. To safeguard the best and most versatile agricultural</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> </ul>	<p>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</p>	<p>-/?</p>

SA Objective	Assessment Criteria - Does the site (CH085D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CH085D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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, 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 historic assets is likely to have a negative effect.			

**Table 7.104**

**CH093**

SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>0</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>0</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>0</p>
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>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.</p>	<p>-</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>1/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	<p>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.</p>	<p>--</p>

SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>contribute to the objectives of the Water Framework Directive?</p> <ul style="list-style-type: none"> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>-/?</p>

SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	-
<p><b>Summary of overall assessment and likely significant effects:</b></p>			

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 7.105**

**CH121**

SA Objective	Assessment Criteria - Does the site (CH121)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	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
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?

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.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.106**

**CH122**

SA Objective	Assessment Criteria - Does the site (CH122)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CH122)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+

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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	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
	<ul style="list-style-type: none"> <li>contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	+/?

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.	<ul style="list-style-type: none"> <li>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?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.107**

**CH128**

SA Objective	Assessment Criteria - Does the site (CH128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>Make a positive contribution towards community cohesion?</li> <li>Offer opportunity to improve neighbourhood quality?</li> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <li>Risk unacceptable light and noise pollution?</li> <li>Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>0</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>0</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site (CH128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>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.</p>	-
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	0



SA Objective	Assessment Criteria - Does the site (CH128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>

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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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 7.108**

CH129

SA Objective	Assessment Criteria - Does the site (CH129)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH129)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CH129)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (CH129)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+

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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.109**

**CH132**

SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		

SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>0</p>
<b>ENVIRONMENTAL</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>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.</p>	<p>-</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>i/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help</li> </ul>	<p>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.</p>	<p>--</p>

SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>		
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	-/?
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	+/?

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.	<ul style="list-style-type: none"> <li>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?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.110**

**CH134A**

SA Objective	Assessment Criteria - Does the site (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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 (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>+</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	!/?
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	--
<b>Biodiversity, Flora and Fauna</b>			
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>		
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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 (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	+
<b>Summary of overall assessment and likely significant effects:</b>			



SA Objective	Assessment Criteria - Does the site (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>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 location within flood zone 2 and 3.</p>		

**Table 7.111**

**CH134B**

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	--
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	<p>0</p>
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>		
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 location within flood zone 2 and 3. The site's proximity to a LNR is likely to have a negative effect.</p>			
<p><b>Table 7.112</b></p> <p><b>CH135A</b></p>			
SA Objective	Assessment Criteria - Does the site (CH135A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
2. To advance equality of opportunity between all persons and eliminate social	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CH135A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	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.	<ul style="list-style-type: none"> <li>Help improve health or access to health facilities?</li> <li>Help promote healthy lifestyles?</li> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			

SA Objective	Assessment Criteria - Does the site (CH135A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	<p>+</p>
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	<p>!/?</p>
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p>--</p>
<p><b>Biodiversity, Flora and Fauna</b></p>			
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p>0</p>
<p><b>Soil and Material Assets</b></p>			



SA Objective	Assessment Criteria - Does the site (CH135A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p><b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b></p>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site (CH135A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	<p>0</p>
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	<p>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.</p>	<p>++</p>
<b>Summary of overall assessment and likely significant effects:</b>			
<p>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 location within flood zone 2 and 3.</p>			

**Table 7.113**

CH135B

SA Objective	Assessment Criteria - Does the site (CH135B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH135B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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 bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment 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 (CH135B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p><b>Biodiversity, Flora and Fauna</b></p>			
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	<p style="text-align: center;">0</p>
<p><b>Soil and Material Assets</b></p>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p style="text-align: center;">--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> </ul>	<p>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</p>	<p style="text-align: center;">0</p>

SA Objective	Assessment Criteria - Does the site (CH135B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			

SA Objective	Assessment Criteria - Does the site (CH135B)...?	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	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

Table 7.114

CH135C

SA Objective	Assessment Criteria - Does the site (CH135C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		

SA Objective	Assessment Criteria - Does the site (CH135C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (CH135C)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	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	--

SA Objective	Assessment Criteria - Does the site (CH135C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			

SA Objective	Assessment Criteria - Does the site (CH135C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>

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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 location within flood zone 2 and 3.</p>			

**Table 7.115**

**CH165**

SA Objective	Assessment Criteria - Does the site (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		

SA Objective	Assessment Criteria - Does the site (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH165)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	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 (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>against this. Overall, this site has been assessed as having a positive effect on this objective.</p>	
<b>Biodiversity, Flora and Fauna</b>			
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	+/?
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			

SA Objective	Assessment Criteria - Does the site (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>-/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>



SA Objective	Assessment Criteria - Does the site (CH165)...?	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

**Table 7.116**

**CH094**

SA Objective	Assessment Criteria - Does the site (CH094)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CH094)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH094)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	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 (CH094)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>against this. Overall, this site has been assessed as having a positive effect on this objective.</p>	
<b>Biodiversity, Flora and Fauna</b>			
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 given district 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.</p>	-/?
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (CH094)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	+
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	++

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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance is likely to have a negative effect.</p>			

Table 7.117

CH136

SA Objective	Assessment Criteria - Does the site (CH136)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		

SA Objective	Assessment Criteria - Does the site (CH136)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CH136)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	0
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	0
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
<p>7. To minimise contributions to climate change and consider climate change adaptation.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	-
<p>8. To improve air quality.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
<p>9. To reduce flood risk, protect and enhance water sources.</p>	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	<p>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</p>	+



SA Objective	Assessment Criteria - Does the site (CH136)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>against this. Overall, this site has been assessed as having a positive effect on this objective.</p>	
<b>Biodiversity, Flora and Fauna</b>			
<p>10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 given district 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.</p>	-/?
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (CH136)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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 Cheddle 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 (CH136)...?	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance is likely to have a negative effect.</p>			

**Table 7.118**

**ADD05**

SA Objective	Assessment Criteria - Does the site (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+

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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> </ul>	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	--

SA Objective	Assessment Criteria - Does the site (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			

SA Objective	Assessment Criteria - Does the site (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	<p>0</p>
<p>15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
<p>16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth</p>	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	<p>0</p>
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	<p>++</p>
<p><b>Summary of overall assessment and likely significant effects:</b></p>			
<p>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 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.</p>			

**Table 7.119**



## 7.4 Larger villages

### 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
	<b>SOCIAL</b>		
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (AL024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (AL024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>		
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	1/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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 (AL024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district 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.	-/?
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	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 (AL024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	The site would be within 1,000m of Salterford 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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

Table 7.120

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (AL012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>0</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>+</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (AL012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (AL012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 series of other hedgerows and other habitats. Therefore the site is attributed at least district 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.	-/?

SA Objective	Assessment Criteria - Does the site (AL012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (AL012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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 (AL012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.121**

**AL019**

SA Objective	Assessment Criteria - Does the site (AL019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (AL019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (AL019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (AL019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (AL019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>The site would be within 600m of Salterford 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.</p>	+



SA Objective	Assessment Criteria - Does the site (AL019)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (AL019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.122**

**AL022**

SA Objective	Assessment Criteria - Does the site (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 other habitats. Therefore the site is attributed distinct 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.	-/?

SA Objective	Assessment Criteria - Does the site (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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 (AL022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.123**

**AL025**

SA Objective	Assessment Criteria - Does the site (AL025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	



SA Objective	Assessment Criteria - Does the site (AL025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (AL025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (AL025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 given district 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (AL025)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (AL025)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (AL025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.124**

**AL026**

SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (AL026)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (AL026)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.125**

**AL027**

SA Objective	Assessment Criteria - Does the site (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 at least district 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.	-/?

SA Objective	Assessment Criteria - Does the site (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	The site would be within 500m of Salterford 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.	+



SA Objective	Assessment Criteria - Does the site (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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 (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.126**

**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
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BM008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BM008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BM008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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 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.	+/?

SA Objective	Assessment Criteria - Does the site (BM008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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 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 (BM008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (BM008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.127**

**BM013**

SA Objective	Assessment Criteria - Does the site (BM013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (BM013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BM013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district 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.	-/?

SA Objective	Assessment Criteria - Does the site (BM013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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 (BM013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (BM013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.128**

**BM014A**

SA Objective	Assessment Criteria - Does the site (BM014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BM014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BM014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (BM014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (BM014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (BM014A)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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 district ecological importance of the site.			

SA Objective	Assessment Criteria - Does the site (BM014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.129**

**BM014B**

SA Objective	Assessment Criteria - Does the site (BM014B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>SOCIAL</b></p>			

SA Objective	Assessment Criteria - Does the site (BM014B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BM014B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BM014B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (BM014B)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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 (BM014B),...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

SA Objective	Assessment Criteria - Does the site (BM014B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.130**

**BM021**

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>SOCIAL</b></p>			

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>of the natural environment identified in the NCA profiles?</li> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	<p>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.</p>	+
<b>Summary of overall assessment and likely significant effects:</b>			
<p>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.</p>			

SA Objective	Assessment Criteria - Does the site (BM021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.131**

**BM029**

SA Objective	Assessment Criteria - Does the site (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>SOCIAL</b></p>			



SA Objective	Assessment Criteria - Does the site (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district 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.	-/?

SA Objective	Assessment Criteria - Does the site (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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 (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.132**

**BM030**

SA Objective	Assessment Criteria - Does the site (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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..</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>investment. Overall, this site has been assessed as having a positive effect on this Objective.</p> <p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> </ul>	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 (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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 (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.133**

**BM031**

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> </ul>	<p>The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.</p>	+

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help promote healthy lifestyles?</li> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 elevates the value of the site to district 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<p><b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b></p>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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 district ecological importance of the site.			
<b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b>			



SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Suitable / Not suitable			

**Table 7.134**

**BM032**

SA Objective	Assessment Criteria - Does the site (BM032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	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 (BM032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (BM032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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,	+/?

SA Objective	Assessment Criteria - Does the site (BM032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (BM032)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (BM032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Summary of overall assessment and likely significant effects:</b>			
<p>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.</p>			
<b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b>			
Suitable / Not suitable			

**Table 7.135**

**BM035**

SA Objective	Assessment Criteria - Does the site (BM035)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BM035)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (BM035)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>investment. Overall, this site has been assessed as having a positive effect on this Objective.</p> <p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (BM035)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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.	+/?
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> </ul>	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
	<ul style="list-style-type: none"> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.136**

**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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	<p>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</p>	++

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>++</p>
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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 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.	--/?
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	--/?

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?

SA Objective	Assessment Criteria - Does the site (BB021)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+



SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 flood zone 2 and 3 designation of the site. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.137**

**Potentially suitable sites (5+ dwellings) - within 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
<p><b>SOCIAL</b></p>			

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	++
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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 (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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 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.</p>	-/?
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	-/?
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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 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.			
<b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b>			

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Suitable / Not suitable			

**Table 7.138**

**BB040**

SA Objective	Assessment Criteria - Does the site (BB040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site (BB040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			



SA Objective	Assessment Criteria - Does the site (BB040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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 given district	-/?

SA Objective	Assessment Criteria - Does the site (BB040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>importance 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?

SA Objective	Assessment Criteria - Does the site (BB040)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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 (BB040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Summary of overall assessment and likely significant effects:</b>			
<p>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 district ecological importance of the site and the inaccessibility of areas of existing employment.</p>			
<b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b>			
Suitable / Not suitable			

**Table 7.139**

**BB044**

SA Objective	Assessment Criteria - Does the site (BB044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BB044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>0</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site (BB044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>Overall, this site has been assessed as having a neutral effect on this Objective.</p> <p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BB044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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 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.</p>	-/?
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	-/?
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (BB044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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



SA Objective	Assessment Criteria - Does the site (BB044),...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	-
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 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 regional ecological importance of the site and the inaccessibility of areas of existing employment.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p>			

SA Objective	Assessment Criteria - Does the site (BB044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Suitable / Not suitable			

**Table 7.140**

**BB045**

SA Objective	Assessment Criteria - Does the site (BB045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	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	0

SA Objective	Assessment Criteria - Does the site (BB045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	0
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (BB045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?

SA Objective	Assessment Criteria - Does the site (BB045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>encourage conservation rather than be developed. The presence of a number 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 district 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources, and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?

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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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

SA Objective	Assessment Criteria - Does the site (BB045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance of the site.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.141**

**BB054**

SA Objective	Assessment Criteria - Does the site (BB054)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BB054)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (BB054)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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 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.</p>	-/?
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 district 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.</p>	-/?
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (BB054)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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 (BB054)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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 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 district ecological importance of the site and the proximity of historic assets.			
<b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b>			
Suitable / Not suitable			

**Table 7.142**

**BB062**

SA Objective	Assessment Criteria - Does the site (BB062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> </ul>	<p>The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles.</p>	+

SA Objective	Assessment Criteria - Does the site (BB062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BB062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 distinct ecological importance overall as the pond could potentially support great 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (BB062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	0



SA Objective	Assessment Criteria - Does the site (BB062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	-
<b>Summary of overall assessment and likely significant effects:</b>			
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 district ecological importance of the site.			
<b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b>			

SA Objective	Assessment Criteria - Does the site (BB062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Suitable / Not suitable			

**Table 7.143**

**BB086**

SA Objective	Assessment Criteria - Does the site (BB086)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site (BB086)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p style="text-align: center;">++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (BB086)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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 assigned	-/?

SA Objective	Assessment Criteria - Does the site (BB086)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>district 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?

SA Objective	Assessment Criteria - Does the site (BB086)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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

SA Objective	Assessment Criteria - Does the site (BB086)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance of the site.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.144**

**BB087**

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>SOCIAL</b></p>			

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>Overall, this site has been assessed as having a positive effect on this Objective.</p> <p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>The site is more than 3,500m from Barnaston 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 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.</p>	-/?
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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 regional ecological importance of the site.			
<b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b>			

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Suitable / Not suitable			

**Table 7.145**

**Other uses**

**BB021**

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	-

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>0</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>++</p>

SA Objective	Assessment Criteria - Does the site (BB021),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	!/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	-!/?
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-!/?

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?



SA Objective	Assessment Criteria - Does the site (BB021)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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 (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 flood zone 2 and 3 designation of the site. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.146**

**BB087**

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>Overall, this site has been assessed as having a positive effect on this Objective.</p> <p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	-/?
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 regional ecological importance of the site.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p>			

SA Objective	Assessment Criteria - Does the site (BB087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
Suitable / Not suitable			

**Table 7.147**



7.4.1 Part 1

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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	<p>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</p>	--

SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	+/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	<p>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</p>	+/?

SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns</li> </ul>	<p>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.</p>	+/?

SA Objective	Assessment Criteria - Does the site (BE003A)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.148**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (BE032)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			
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.			

SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.149**

**BE041**

SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 at least district importance 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	-/?

SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	0



SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (BE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.150**

**BE044**

SA Objective	Assessment Criteria - Does the site (BE044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BE044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BE044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BE044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 at least district 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.	-/?

SA Objective	Assessment Criteria - Does the site (BE044)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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

SA Objective	Assessment Criteria - Does the site (BE044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (BE044)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.151**

**BE045**

SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 hedgerows and habitats, that forms an important potentially biodiverse mosaic and therefore warrants being assigned at least a district 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.	-/?

SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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

SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (BE045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.152**

**BE056**

SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	0
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 at least district importance, 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.	-/?

SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.153**

**BE060**

SA Objective	Assessment Criteria - Does the site (BE060)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (BE060)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>--</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (BE060)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (BE060),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (BE060)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	0



SA Objective	Assessment Criteria - Does the site (BE060)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			
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.			

SA Objective	Assessment Criteria - Does the site (BE060)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.154**

**ADD06**

SA Objective	Assessment Criteria - Does the site (ADD06)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (ADD06)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (ADD06)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (ADD06)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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. 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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (ADD06)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

SA Objective	Assessment Criteria - Does the site (ADD06)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.155**

**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
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (CD004),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CD004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	-
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (CD004),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 distinct 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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (CD004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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

SA Objective	Assessment Criteria - Does the site (CD004),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (CD004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.156**

**CD017**

SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	0
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>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.</p>	0



SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 distinct 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.	-/?

SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	0
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (CD017),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.157**

**CD029**

SA Objective	Assessment Criteria - Does the site (CD029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CD029),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CD029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	-
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (CD029),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (CD029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	0



SA Objective	Assessment Criteria - Does the site (CD029),...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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.			

SA Objective	Assessment Criteria - Does the site (CD029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.158**

**CD060/CD118**

SA Objective	Assessment Criteria - Does the site (CD060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CD0060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CD0060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (CD0060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (CD0060/118)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	-/?
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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

SA Objective	Assessment Criteria - Does the site (CD0060/118)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	-
<b>Summary of overall assessment and likely significant effects:</b>			
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.			

SA Objective	Assessment Criteria - Does the site (CD0060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.159**

**CD069A**

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	0
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	+/?

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 importance 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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.160**

**CD088**

SA Objective	Assessment Criteria - Does the site (CD088)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CD088),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CD088)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (CD088),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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, the potential of the building to support roosting bats has increased the site's importance to district level. 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 (CD088)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (CD088),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	-
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (CD088)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.161**

**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
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CD002),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CD002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	-
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (CD002),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district 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.	-/?

SA Objective	Assessment Criteria - Does the site (CD002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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



SA Objective	Assessment Criteria - Does the site (CD002),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (CD002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.162**

**CD003**

SA Objective	Assessment Criteria - Does the site (CD003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CD003),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CD003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	-
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (CD003),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 values the site as having district 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.	-/?

SA Objective	Assessment Criteria - Does the site (CD003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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

SA Objective	Assessment Criteria - Does the site (CD003),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (CD003)...?	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 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 district ecological importance and location near to historic assets.	
<b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b>			
Suitable / Not suitable			

**Table 7.163**

**CD007**

SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	-
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (CD007),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (CD007),...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>of the natural environment identified in the NCA profiles?</li> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	<p>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.</p>	+
<p><b>Summary of overall assessment and likely significant effects:</b></p>			
<p>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.</p>			

SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.164**

**CD008**

SA Objective	Assessment Criteria - Does the site (CD008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CD008),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CD008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	0
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>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.</p>	-



SA Objective	Assessment Criteria - Does the site (CD008),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (CD008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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 heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (CD008),...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (CD008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.165**

**CD015**

SA Objective	Assessment Criteria - Does the site (CD015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CD015),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CD015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	0
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (CD015),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (CD015)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	0



SA Objective	Assessment Criteria - Does the site (CD015),...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			
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.			

SA Objective	Assessment Criteria - Does the site (CD015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.166**

**CD019**

SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>SOCIAL</b></p>			

SA Objective	Assessment Criteria - Does the site (CD019),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (CD019),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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 district ecological importance. The HIRA 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 (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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 historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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 (CD019),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 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 its location near to historic assets.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.167**

**CD115**

SA Objective	Assessment Criteria - Does the site (CD115)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (CD115)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CD115)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (CD115)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (CD115)...?	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.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (CD115)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			
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.			

SA Objective	Assessment Criteria - Does the site (CD115)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.168**

**Other Uses**

**CD115**

SA Objective	Assessment Criteria - Does the site (CD115)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (CD115)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (CD115)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (CD115)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (CD115)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p><b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b></p>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	<p>0</p>

SA Objective	Assessment Criteria - Does the site (CD115)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			

SA Objective	Assessment Criteria - Does the site (CD115)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.169**

7.4.2 Part 2

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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	<p>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</p>	++

SA Objective	Assessment Criteria - Does the site (EN128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (EN128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?

SA Objective	Assessment Criteria - Does the site (EN128)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 given district ecological importance 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	0
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	-/?



SA Objective	Assessment Criteria - Does the site (EN128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.170**

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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	<p>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</p>	++

SA Objective	Assessment Criteria - Does the site (EN007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>the future. Overall, this site has been assessed as having a significant positive effect on this Objective.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	<p>+</p>
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (EN007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	++
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	--
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	<p>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</p>	-/?

SA Objective	Assessment Criteria - Does the site (EN007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 district ecological importance 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns</li> </ul>	<p>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 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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (EN007)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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 the 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.171**

**EN012**

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district 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.	-/?

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	0

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.172**

**EN019**

SA Objective	Assessment Criteria - Does the site (EN019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (EN019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (EN019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (EN019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 raises the value of the site to district 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (EN019)...?.	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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

SA Objective	Assessment Criteria - Does the site (EN019)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			
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 district ecological importance.			

SA Objective	Assessment Criteria - Does the site (EN019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.173**

**EN024**

SA Objective	Assessment Criteria - Does the site (EN024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (EN024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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. 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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (EN024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (EN024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	--
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district 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.	-/?

SA Objective	Assessment Criteria - Does the site (EN024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	0



SA Objective	Assessment Criteria - Does the site (EN024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (EN024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.174**

**EN030**

SA Objective	Assessment Criteria - Does the site (EN030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (EN030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (EN030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	The development 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

SA Objective	Assessment Criteria - Does the site (EN030),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	-
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (EN030)...?.	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (EN030),...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			
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 within flood zone 2 is assessed as having a negative effect, as is the site's proximity to historic assets.			

SA Objective	Assessment Criteria - Does the site (EN030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.175**

**EN033**

SA Objective	Assessment Criteria - Does the site (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 importance in terms of its loss within the wider countryside as district 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 (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	<p>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</p>	0

SA Objective	Assessment Criteria - Does the site (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Area. Overall, this site has been assessed as having a neutral effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.176**

**EN079**

SA Objective	Assessment Criteria - Does the site (EN079)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (EN079)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (EN079)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++



SA Objective	Assessment Criteria - Does the site (EN079)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	--
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district ecological importance 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,	-/?

SA Objective	Assessment Criteria - Does the site (EN079)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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
historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (EN079)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.177**

**EN101**

SA Objective	Assessment Criteria - Does the site (EN101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (EN101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<p>Does the site (EN101)...?</p> <ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>+</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (EN101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (EN101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 regional ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall,	-/?

SA Objective	Assessment Criteria - Does the site (EN101)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	The proposal would be more than 1,750m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given	0



SA Objective	Assessment Criteria - Does the site (EN101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (EN101)...??	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 regional ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.178**

**EN125**

SA Objective	Assessment Criteria - Does the site (EN125)...??	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (EN125)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<p>Does the site (EN125)...?</p> <ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>0</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (EN125)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	0

SA Objective	Assessment Criteria - Does the site (EN125)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (EN125)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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

SA Objective	Assessment Criteria - Does the site (EN125)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<p>of the natural environment identified in the NCA profiles?</p> <ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	--
<p><b>Summary of overall assessment and likely significant effects:</b></p>			
<p>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.</p>			

SA Objective	Assessment Criteria - Does the site (EN125)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.179**

**EN126**

SA Objective	Assessment Criteria - Does the site (EN126)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (EN126)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (EN126)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (EN126)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	--
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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 district 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.	-/?

SA Objective	Assessment Criteria - Does the site (EN126)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	0

SA Objective	Assessment Criteria - Does the site (EN126),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (EN126)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>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 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 district ecological importance.</p>	<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.180**

**Other Uses**

**EN024\***

SA Objective	Assessment Criteria - Does the site (EN024*)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (EN024*)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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 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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (EN024*)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (EN024*)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	--
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district 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.	-/?

SA Objective	Assessment Criteria - Does the site (EN024*)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	0

SA Objective	Assessment Criteria - Does the site (EN024*)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Area. Overall, this site has been assessed as having a neutral effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	++
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (EN024*)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 importance is likely to have a positive effect. However, 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 having a negative effect, as is the site's proximity to historic assets and district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.181**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (IP019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>+</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (IP019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (IP019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 at least district 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (IP019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	-



SA Objective	Assessment Criteria - Does the site (IP019)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (IP019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.182**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (IP011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (IP011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (IP011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 distinct 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.	-/?

SA Objective	Assessment Criteria - Does the site (IP011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (IP011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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 (IP011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.183**

**IP012A**

SA Objective	Assessment Criteria - Does the site (IP012A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	



SA Objective	Assessment Criteria - Does the site (IP012A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (IP012A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (IP012A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district ecological importance 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.	-/?

SA Objective	Assessment Criteria - Does the site (IP012A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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 (IP012A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.184**

**IP014A**

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++



SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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, although this is given a district level of ecological importance it does not elevate the site's overall low ecological importance as a whole. 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 (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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 (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.185**

**IP015**

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p style="text-align: center;"><b>SOCIAL</b></p>			

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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.	--/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (IP014A)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>The site is within 50m of two 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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	--



SA Objective	Assessment Criteria - Does the site (IP014A)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (IP014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.186**

**Kingsley**

**Potentially suitable 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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (KG024),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p style="text-align: center;">--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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,</p>	<p style="text-align: center;">+</p>

SA Objective	Assessment Criteria - Does the site (KG024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	0
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (KG024),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 warrants the site being considered to have district 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.	-/?

SA Objective	Assessment Criteria - Does the site (KG024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site (KG024),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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 (KG024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.187**

**KG059**

SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	



SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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,</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	The site is within 1,000m from Churnet Valley SSSI and Frogghall 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p><b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b></p>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	<p>-</p>

SA Objective	Assessment Criteria - Does the site (KG059)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (KG059)...?	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 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.	
<b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b>			
Suitable / Not suitable			

**Table 7.188**

**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
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (KG005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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,</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (KG005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (KG005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (KG005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p><b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b></p>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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 assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (KG005),...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (KG005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.189**

**KG019**

SA Objective	Assessment Criteria - Does the site (KG019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (KG019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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. 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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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,</p>	+

SA Objective	Assessment Criteria - Does the site (KG019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (KG019),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	The site is within 750m from Churnet Valley SSSI and Frogghall 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 has elevated the sites overall potential importance to a district level 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	-/?

SA Objective	Assessment Criteria - Does the site (KG019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	The site would be within 750m of Churnet Valley SSSI and Frogghall Meadow and Pastures SSSI and could increase external pressures on	-



SA Objective	Assessment Criteria - Does the site (KG019),...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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 (KG019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.190**

**KG026A**

SA Objective	Assessment Criteria - Does the site (KG026A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (KG026A),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<p>Does the site (KG026A),...?</p> <ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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,</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (KG026A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (KG026A),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 given district importance 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.	-/?

SA Objective	Assessment Criteria - Does the site (KG026A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (KG026A),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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 (KG026A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.191**

**KG026B**

SA Objective	Assessment Criteria - Does the site (KG026B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	



SA Objective	Assessment Criteria - Does the site (KG026B),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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,</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (KG026B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (KG026B),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (KG026B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p><b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b></p>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (KG026B),...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (KG026B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.192**

**KG030A**

SA Objective	Assessment Criteria - Does the site (KG030A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (KG030A),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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,</p>	+

SA Objective	Assessment Criteria - Does the site (KG030A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (KG030A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (KG030A)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (KG030A),...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (KG030A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.193**

**KG031**

SA Objective	Assessment Criteria - Does the site (KG031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (KG031),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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,</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (KG031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (KG031),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (KG031)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (KG031),...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (KG031)...?	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, 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.	
<b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b>			
Suitable / Not suitable			

**Table 7.194**

**KG042**

SA Objective	Assessment Criteria - Does the site (KG042)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (KG042)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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,</p>	+

SA Objective	Assessment Criteria - Does the site (KG042)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (KG042),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (KG042)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	The site would be within 750m from 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 (KG042),...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (KG042)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.195**

**KG049A**

SA Objective	Assessment Criteria - Does the site (KG049A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (KG049A),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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,</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (KG049A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (KG049A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (KG049A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p><b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b></p>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>The site would be within 1,000m 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.</p>	<p>-</p>

SA Objective	Assessment Criteria - Does the site (KG049A),...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (KG049A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.196**

7.4.3 Part 3

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
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	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	0

SA Objective	Assessment Criteria - Does the site (UT011/14)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (UT011/14)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	!/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	--
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?

SA Objective	Assessment Criteria - Does the site (UT011/14)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 district 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	0
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (UT011/14)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 located within a flood zone which is likely to have a significant negative effect. The site's proximity to historic assets and district ecological importance is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.197**

**UT019**

SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>+</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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.	+/?

SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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 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.</p>	-/?
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	<p>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 &amp; South Derbyshire Claylands National Character</p>	+



SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Area. Overall, this site has been assessed as having a positive effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	-
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	-
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> </ul>	<p>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</p>	-

SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	the loss of employment. Overall, this site has been assessed as having a negative effect on this Objective.	
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.198**

**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
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (UT012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (UT012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (UT012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	--
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (UT012)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site (UT012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
of the natural environment identified in the NCA profiles?	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	<p>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.</p>	+
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (UT012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.199**

**UT018**

SA Objective	Assessment Criteria - Does the site (UT018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (UT018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>0</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (UT018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (UT018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 at least district 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (UT018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p><b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b></p>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>+/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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 &amp; South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (UT018)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (UT018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.200**

**UT021**

SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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 district ecological importance 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.	-/?

SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Overall, this site has been assessed as having a positive effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (UT021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance of the site and its proximity to historic assets is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.201**

**UT022**

SA Objective	Assessment Criteria - Does the site (UT022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (UT022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (UT022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (UT022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	--
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 deemed to 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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (UT022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p><b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b></p>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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 &amp; South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.</p>	<p>+</p>



SA Objective	Assessment Criteria - Does the site (UT022)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (UT022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 location within a flood zone. The site's proximity to historic assets is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.202**

**UT023**

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	--
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district 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.	-/?

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	<p>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 &amp; South Derbyshire Claylands National Character Area.</p>	+

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 location within a flood zone. The site's proximity to historic assets and district ecological importance is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.203**

**UT024**

SA Objective	Assessment Criteria - Does the site (UT024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	



SA Objective	Assessment Criteria - Does the site (UT024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (UT024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (UT024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (UT024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	<p>0</p>
<p><b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b></p>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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 &amp; South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (UT024)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (UT024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.204**

**UT041**

SA Objective	Assessment Criteria - Does the site (UT041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (UT041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	0
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (UT041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+



SA Objective	Assessment Criteria - Does the site (UT041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (UT041)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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 &amp; South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.</p>	+

SA Objective	Assessment Criteria - Does the site (UT041)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (UT041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.205**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (WA004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (WA004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (WA004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	The site is within 750m from Caudon 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 is not recommended to be put forward for development. The site has little potential to support protected species apart from roosting/ foraging bats, badger and breeding birds, but connected adjacent to other species rich grasslands. Semi-improved species rich grasslands are uncommon and should be preserved, therefore the site 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	-/?

SA Objective	Assessment Criteria - Does the site (WA004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	The site would be within 750m of Caudon Railway Cutting SSSI and could increase external pressures on these sites. Given the location	-



SA Objective	Assessment Criteria - Does the site (WA004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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 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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site (WA004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	-
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

Table 7.206

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (WA005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (WA005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (WA005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	The site is within 750m from Caudon 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 a regional importance 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.	-/?

SA Objective	Assessment Criteria - Does the site (WA005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site (WA005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (WA005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.207**

**WA006**

SA Objective	Assessment Criteria - Does the site (WA006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	



SA Objective	Assessment Criteria - Does the site (WA006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (WA006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (WA006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	The site is within 750m from Caudon 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 district level ecological importance 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.	-/?

SA Objective	Assessment Criteria - Does the site (WA006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (WA006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (WA006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	<p>++</p>
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.208**

**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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (WR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			



SA Objective	Assessment Criteria - Does the site (WR002),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	+/?

SA Objective	Assessment Criteria - Does the site (WR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 importance 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (WR002),...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (WR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.209**

**WR015**

SA Objective	Assessment Criteria - Does the site (WR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (WR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (WR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	The development 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
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 importance 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.	+/?

SA Objective	Assessment Criteria - Does the site (WR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (WR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (WR015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 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. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

Table 7.210

**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
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (WR005),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (WR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (WR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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 but is deemed as having district ecological importance 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</p>	-/?

SA Objective	Assessment Criteria - Does the site (WR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	The site would be within 1,500m of Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of	+

SA Objective	Assessment Criteria - Does the site (WR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (WR005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.211**

**WR014A**

SA Objective	Assessment Criteria - Does the site (WR014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	



SA Objective	Assessment Criteria - Does the site (WR014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (WR014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 elevates the site to district 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (WR014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (WR014A)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (WR014A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.212**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (WE018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p style="text-align: center;">++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p style="text-align: center;">+</p>

SA Objective	Assessment Criteria - Does the site (WE018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++



SA Objective	Assessment Criteria - Does the site (WE018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 given a district important 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.	--/?

SA Objective	Assessment Criteria - Does the site (WE018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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,	-

SA Objective	Assessment Criteria - Does the site (WE018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>this site has been assessed as having a negative effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (WE018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.213**

**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
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 deemed as having district ecological importance 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.	--/?

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	The site would be within 600m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the	-



SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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 (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.214**

**WE013**

SA Objective	Assessment Criteria - Does the site (WE013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (WE013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (WE013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++

SA Objective	Assessment Criteria - Does the site (WE013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (WE013)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (WE013)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (WE013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.215**

**WE019**

SA Objective	Assessment Criteria - Does the site (WE019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			



SA Objective	Assessment Criteria - Does the site (WE019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (WE019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (WE019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 deemed as have district ecological importance 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.	-/?

SA Objective	Assessment Criteria - Does the site (WE019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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,	--

SA Objective	Assessment Criteria - Does the site (WE019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>this site has been assessed as having a significant negative effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (WE019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.216**

**WE027**

SA Objective	Assessment Criteria - Does the site (WE027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (WE027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	++
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (WE027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++



SA Objective	Assessment Criteria - Does the site (WE027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (WE027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (WE027)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (WE027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.217**

**WE033**

SA Objective	Assessment Criteria - Does the site (WE033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (WE033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>-</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>-</p>

SA Objective	Assessment Criteria - Does the site (WE033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	-
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (WE033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>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.</p>	-
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 district ecological importance in terms of its potential loss within the wider countryside. The HRA notes that</p>	-/?

SA Objective	Assessment Criteria - Does the site (WE033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources, and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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 (WE033)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>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.</p>	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> </ul>	<p>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</p>	--

SA Objective	Assessment Criteria - Does the site (WE033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	has been assessed as having a significant negative effect on this Objective.	
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance 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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.218**

**WE040**

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 Regional ecological importance 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.	--/?

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	--

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>site has been assessed as having a significant negative effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.219**

**WE041**

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	



SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 Regional ecological importance 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.	-/?

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	--

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>site has been assessed as having a significant negative effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.220**

**WE052**

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>++</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	++



SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district ecological importance 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.	-/?

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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,	-

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>this site has been assessed as having a negative effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.221**

**WE053**

SA Objective	Assessment Criteria - Does the site (WE053)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (WE053)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (WE053)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (WE053)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 importance 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.	-/?

SA Objective	Assessment Criteria - Does the site (WE053)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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,	-



SA Objective	Assessment Criteria - Does the site (WE053)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>this site has been assessed as having a negative effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (WE053)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.222**

**WE069**

SA Objective	Assessment Criteria - Does the site (WE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (WE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (WE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (WE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	-/?

SA Objective	Assessment Criteria - Does the site (WE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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,	-

SA Objective	Assessment Criteria - Does the site (WE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>this site has been assessed as having a negative effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (WE069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.223**

**WE070**

SA Objective	Assessment Criteria - Does the site (WE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	



SA Objective	Assessment Criteria - Does the site (WE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	+
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	+

SA Objective	Assessment Criteria - Does the site (WE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	<p>The development 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.</p>	+

SA Objective	Assessment Criteria - Does the site (WE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (WE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (WE070)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (WE070)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.224**

**Other Uses**

**WE1**

SA Objective	Assessment Criteria - Does the site (WE1)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (WE1)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>-</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>-</p>

SA Objective	Assessment Criteria - Does the site (WE4)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	-
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>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.</p>	-



SA Objective	Assessment Criteria - Does the site (WE1)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>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 a negative effect on this Objective.</p>	-
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 attribute 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.</p>	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (WE1)...?	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.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> <li>Deliver development that helps to minimise the loss of greenfield land?</li> <li>Offer opportunities to reduce land contamination / instability?</li> <li>Deliver development that helps reduce the amount of derelict land?</li> <li>Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities to maximise the re-use of existing buildings?</li> <li>Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	The site would be more than 1,900m from 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.	-

SA Objective	Assessment Criteria - Does the site (WE1)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (WE1)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 importance 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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.225**

**WE2**

SA Objective	Assessment Criteria - Does the site (WE2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (WE2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>--</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>-</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>-</p>

SA Objective	Assessment Criteria - Does the site (WE2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	-
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (WE2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>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.</p>	-
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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.</p>	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (WE2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>The site would be more than 2,000m from Churnet Valley SSSI and Witley 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.</p>	-



SA Objective	Assessment Criteria - Does the site (WE2)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (WE2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 importance 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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.226**

**WE3**

SA Objective	Assessment Criteria - Does the site (WE3)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (WE3)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>--</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>-</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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</p>	<p>-</p>

SA Objective	Assessment Criteria - Does the site (WE3)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	-
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (WE3)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district importance 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (WE3)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (WE3)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (WE3)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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, district ecological importance and distance away from services and facilities and areas of open space.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.227**



#### 7.4.4 Part 4

**7.5 Smaller villages**

**Smaller Villages**

**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
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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 (BG008),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	<p>+</p>
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	<p>+</p>
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	<p>++</p>
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (BG008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>		
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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 (BG008),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 designated having district ecological importance, 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.	-/?
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	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	-/?

SA Objective	Assessment Criteria - Does the site (BG008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>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?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance of the site is likely to also have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.228**

**BG014**

SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--



SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			

SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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, and is fairly poorly connected to other biodiverse habitats within the locality, and due to the BPT's is designated as having at least district importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been</p>	-/?

SA Objective	Assessment Criteria - Does the site (BG014),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	The site would be more than 1,250m of Bagnall Road Wood (LNR) and would not increase external pressures on these sites. Given the	+

SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance of the site is likely to also have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.229**

**BG015**

SA Objective	Assessment Criteria - Does the site (BG015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (BG015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BG015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (BG015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 designated having district ecological importance, 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.	-/?
<b>Soil and Material Assets</b>			



SA Objective	Assessment Criteria - Does the site (BG015),...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BG015)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (BG015)...?	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 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 district ecological importance of the site is likely to also have a negative effect.	
<b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b>			
Suitable / Not suitable			

**Table 7.230****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
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (BL006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BL006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (BL006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	The site is more than 1,250m from Thornclyffe 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 district ecological importance 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (BL006)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (BL006)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			



SA Objective	Assessment Criteria - Does the site (BL006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.231**

**BL007**

SA Objective	Assessment Criteria - Does the site (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	The site is more than 1,250m from Thornclyffe 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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (BL007)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (BL007)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.232**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (CV005)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (CV005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (CV005)...??	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district 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.	-/?

SA Objective	Assessment Criteria - Does the site (CV005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site (CV005)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Area. Overall, this site has been assessed as having a positive effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>he 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 district ecological importance of the site is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.233**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (CV004)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CV004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (CV004)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 importance 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.	+/?
<b>Soil and Material Assets</b>			



SA Objective	Assessment Criteria - Does the site (CV004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<p>Help safeguard the best and most versatile agricultural land?                      Deliver development that helps to minimise the loss of greenfield land?                      Offer opportunities to reduce land contamination / instability?                      Deliver development that helps reduce the amount of derelict land?                      Offer opportunities to protect notable geological and geomorphological features?</p>	<p>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.</p>	<p>--/?</p>
<p>12. To minimise the use of non-renewable resources.</p>	<p>Offer opportunities to reduce waste generation?                      Offer opportunities to maximise the re-use of existing buildings?                      Offer opportunities to increase the use of building materials from sustainable sources?</p>	<p>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.</p>	<p>0</p>
<p><b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b></p>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<p>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?</p>	<p>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.</p>	<p>--/?</p>
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<p>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?                      Deliver development that maximises re-use of brownfield land?                      Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</p>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (CV004)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (CV004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.234**

**CV006**

SA Objective	Assessment Criteria - Does the site (CV006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (CV006)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CV006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (CV006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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 district ecological importance 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.	-/?

SA Objective	Assessment Criteria - Does the site (CV006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site (CV006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Area. Overall, this site has been assessed as having a positive effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0



SA Objective	Assessment Criteria - Does the site (CV006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	<p>--</p>
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance of the site is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.235**

**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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	<p>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.</p>	<p>--</p>

SA Objective	Assessment Criteria - Does the site (CL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (CL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?

SA Objective	Assessment Criteria - Does the site (CL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 district 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?

SA Objective	Assessment Criteria - Does the site (CL004)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	The proposed development of a residential site with good access to the village centre of Cookhill has scope to have a positive effect on the vitality and viability of Cookhill 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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (CL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance of the site is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.236**

**CL007**

SA Objective	Assessment Criteria - Does the site (CL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (CL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (CL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (CL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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 at least district 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (CL007)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-/?
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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 on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.</p>	+

SA Objective	Assessment Criteria - Does the site (CL007)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	The proposed development of a residential site with good access to the village centre of Cookhill has scope to have a positive effect on the vitality and viability of Cookhill 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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (CL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site and its proximity to historic assets is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.237**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (CK007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CK007),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (CK007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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.	+/?



SA Objective	Assessment Criteria - Does the site (CK007),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site (CK007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Character Area. Overall, this site has been assessed as having a positive effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (CK007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.238**

**CK008**

SA Objective	Assessment Criteria - Does the site (CK008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (CK008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (CK008),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (CK008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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.	+/?

SA Objective	Assessment Criteria - Does the site (CK008),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site (CK008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Character Area. Overall, this site has been assessed as having a positive effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p>			
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.239**

**7.5.1 Part 1**

**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
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	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 (DL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (DL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	The site is more than 4,500m from Cecilly Brook (LNR) and Churnet Valley SSSI, the nearest designated assets, and, as such, is not	+/?

SA Objective	Assessment Criteria - Does the site (DL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	--/?

SA Objective	Assessment Criteria - Does the site (DL004)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (DL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.240**

**DH013**

SA Objective	Assessment Criteria - Does the site (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 designated as having low ecological importance 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
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.241**

**DH018**

SA Objective	Assessment Criteria - Does the site (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 deemed having at least district 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.	-/?



SA Objective	Assessment Criteria - Does the site (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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. 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.242**

**DH026**

SA Objective	Assessment Criteria - Does the site (DL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (DL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (DL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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)...? ● Offer opportunities to increase the use of renewable energy? ● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport? ● Offer opportunities to minimise emissions of airborne pollutants? ● Offer opportunities to remove air pollutants (e.g. by trees)? ● Deliver development directed towards areas of least flood risk? ● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs? ● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? ● Offer opportunities to encourage water efficiency and demand management?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.		The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.		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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district ecological importance. The HIRA 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 (DL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site (DL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (DL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>18. To encourage and support a high and stable level of employment</p>	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	<p>--</p>
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance and proximity to historic assets.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.243**

**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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	<p>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.</p>	<p>--</p>

SA Objective	Assessment Criteria - Does the site (DC003),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (DC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?

SA Objective	Assessment Criteria - Does the site (DC003),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>a rural landscape, which has been deemed to have district 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	--/?
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	--/?

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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (DC003),...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance is likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.244**

**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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	<p>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.</p>	<p>--</p>



SA Objective	Assessment Criteria - Does the site (FO008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (FO008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?

SA Objective	Assessment Criteria - Does the site (FO008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>as having a significant negative effect on this Objective, however the exact effects are uncertain.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (FO008)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (FO008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.245**

**7.5.2 Part 2**

**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
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	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 (HO002),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (HO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	The site is more than 3,500m from Dimmings Dale and The Ranger SSSI and Salfersford Lane Meadows SSSI, the nearest designated	+/?



SA Objective	Assessment Criteria - Does the site (HO002),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	--/?

SA Objective	Assessment Criteria - Does the site (HO002)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	The site would be more than 3,500m from Dimmings Dale and The Ranger SSSI and Salfersford 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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (HO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.246**

**HO003**

SA Objective	Assessment Criteria - Does the site (HO003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (HO003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (HO003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (HO003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	The site is more than 3.500m from Dimmings Dale and The Ranger SSSI and Salfersford 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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (HO003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (HO003)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			



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.	
		<b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b>	
		Suitable / Not suitable	

Table 7.247

## 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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (HU002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p style="text-align: center;">--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>

SA Objective	Assessment Criteria - Does the site (HU002),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (HU002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (HU002),...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (HU002)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	+
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (HU002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.248****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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (KH018),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	The site is within 500m 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 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 district importance 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.	-/?

SA Objective	Assessment Criteria - Does the site (KH018),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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 historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	The site would be within 500m from Frogghall 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	+

SA Objective	Assessment Criteria - Does the site (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Area. Overall, this site has been assessed as having a negative effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.249**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (KH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p style="text-align: center;">--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>

SA Objective	Assessment Criteria - Does the site (KH009),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (KH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district importance 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.	-/?



SA Objective	Assessment Criteria - Does the site (KH009),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	The site would be within 500m from Frogghall 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	-

SA Objective	Assessment Criteria - Does the site (KH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Area. Overall, this site has been assessed as having a negative effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (KH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	+
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.250**

**ADD07**

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>of the natural environment identified in the NCA profiles?</p> <ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.251**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (LB006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (LB006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (LB006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 countryside therefore 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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (LB006)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (LB006)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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 (LB006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

Table 7.252

### 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
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (LB011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (LB011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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 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.	-
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (LB011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (LB011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>of the natural environment identified in the NCA profiles?</p> <ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	++

SA Objective	Assessment Criteria - Does the site (LB011)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.253**

**LB012**

SA Objective	Assessment Criteria - Does the site (LB012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (LB012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (LB012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (LB012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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 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.	-
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			



SA Objective	Assessment Criteria - Does the site (LB012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (LB012)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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 (LB012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.254**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (LO002)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (L0002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (L0002)...??	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 given district 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (L0002)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (LO002)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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 (LO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.255**

**LO007**

SA Objective	Assessment Criteria - Does the site (LO007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (LO007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (L0007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (L0007)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (LO007)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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 (LO007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.256**

**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
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (LO021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (LO021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (L0021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (LO021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (LO021)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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 (L0021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.257**

**7.5.3 Part 3**

**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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	<p>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</p>	<p>--</p>

SA Objective	Assessment Criteria - Does the site (LT001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (LT001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?



SA Objective	Assessment Criteria - Does the site (LT001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 deemed regionally important. 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	--/?
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	--/?

SA Objective	Assessment Criteria - Does the site (LT001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>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?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	-
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.258**

**LT002**

SA Objective	Assessment Criteria - Does the site (LT002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (LT002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			

SA Objective	Assessment Criteria - Does the site (LT002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<p>The development 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.</p>	+
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	<p>The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.</p>	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	<p>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.</p>	+
		<b>Biodiversity, Flora and Fauna</b>	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 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 constitutes the site being considered to</p>	-/?

SA Objective	Assessment Criteria - Does the site (LT002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		have district 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.	
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	--/?

SA Objective	Assessment Criteria - Does the site (LT002)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (LT002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	-
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.259**

**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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	<p>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.</p>	<p>--</p>

SA Objective	Assessment Criteria - Does the site (OA026),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (OA026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?

SA Objective	Assessment Criteria - Does the site (OA026),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 district 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (OA026)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (OA026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.260**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (OA016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (OA016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (OA016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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 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.	-/?

SA Objective	Assessment Criteria - Does the site (OA016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site (OA016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (OA016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.261**

**OA030**

SA Objective	Assessment Criteria - Does the site (OA030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (OA030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (OA030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 has 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.	-/?
<b>Soil and Material Assets</b>			



SA Objective	Assessment Criteria - Does the site (OA030),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (OA030)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (OA030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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.	
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.262**

**OA031**

SA Objective	Assessment Criteria - Does the site (OA031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (OA031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (OA031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (OA031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 countryside through broadleaved woodland to the north and south west 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (OA031),...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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 Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (OA031)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			



SA Objective	Assessment Criteria - Does the site (OA031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.263****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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (RU016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (RU016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (RU016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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. Therefore is not recommended for potential development as the site is considered to have 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.	-/?

SA Objective	Assessment Criteria - Does the site (RU016),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (RU016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (RU016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.264**

**RU020**

SA Objective	Assessment Criteria - Does the site (RU020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (RU020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p style="text-align: center;">--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>



SA Objective	Assessment Criteria - Does the site (RU020),...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (RU020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district 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.	-/?

SA Objective	Assessment Criteria - Does the site (RU020),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (RU020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (RU020),...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.265**

**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
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p>-</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	<p>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.</p>	<p>--</p>

SA Objective	Assessment Criteria - Does the site (RS005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>		
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	+
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (RS005)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?



SA Objective	Assessment Criteria - Does the site (RS005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>have district ecological importance 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (RS005)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (RS005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.266**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (RS009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (RS009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (RS009)...??	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 district 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (RS009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (RS009)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			



SA Objective	Assessment Criteria - Does the site (RS009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.267**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (RS007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (RS007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (RS007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 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.	-/?

SA Objective	Assessment Criteria - Does the site (RS007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	+

SA Objective	Assessment Criteria - Does the site (RS007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (RS007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.268**

**RS015**

SA Objective	Assessment Criteria - Does the site (RS015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (RS015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (RS015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (RS015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (RS015)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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 (RS015)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (RS015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<p>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 district ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>		

**Table 7.269**

**7.5.4 Part 4**

**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
<b>SOCIAL</b>			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	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 (SB014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<p>people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
<p>4. To minimise opportunities for crime and reduce the fear of crime.</p>	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
<p>5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
<p>6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (SB014)...?.	Commentary on likely nature of effects of site allocation	Overall assessment
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> </ul>	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	-/?



SA Objective	Assessment Criteria - Does the site (SB014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>plan's policies and proposals on European Sites and SSSIs</p>	<ul style="list-style-type: none"> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>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 district importance in terms of its 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.</p>	
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	<p>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</p>	+/?

SA Objective	Assessment Criteria - Does the site (SB014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>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?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	<p>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.</p>	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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 district ecological importance and the development of greenfield, grade 4 ALC land are likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.270**

**SB016**

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>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.</p>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	<p>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.</p>	+
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	<p>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.</p>	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<p>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.</p>	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	The development 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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, Caidon 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 a district importance in terms of its ecological value. The HRA notes that no direct impacts upon the SPA	-/?

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?

SA Objective	Assessment Criteria - Does the site (SB016)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Deliver development that maximises re-use of brownfield land?</li> <li>Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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, district ecological importance and the development of greenfield, grade 4 ALC land are likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.271**

**ADD08**

SA Objective	Assessment Criteria - Does the site (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Deliver development that reduces actual levels of crime?</li> <li>Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (ADD08)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	The site would be 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.	+

SA Objective	Assessment Criteria - Does the site (ADD08)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 district ecological importance are likely to have a negative effect.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.272**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (WH002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p style="text-align: center;">--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	<p style="text-align: center;">+</p>



SA Objective	Assessment Criteria - Does the site (WH002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (WH002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 regional ecological importance. The site should also be resurveyed to quantify whether it qualifies 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.	-/?

SA Objective	Assessment Criteria - Does the site (WH002),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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.	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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 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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site (WH002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>		
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.273**

**WH009A**

SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 importance 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.	-/?



SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	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	-

SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>Area. Overall, this site has been assessed as having a negative effect on this Objective.</p>	
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	<p>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.</p>	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	<p>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.</p>	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>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.</p>	0

SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.274**

**WH015**

SA Objective	Assessment Criteria - Does the site (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this	-/?

SA Objective	Assessment Criteria - Does the site (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>Soil and Material Assets</b>			
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	The site is within 750m from Churnet Valley SSSI, Froghall Meadow and Pastures SSSI and Whiston Eaves SSSI and could increase	-

SA Objective	Assessment Criteria - Does the site (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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 (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<p><b>Summary of overall assessment and likely significant effects:</b></p> <p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.275**

**WH016**

SA Objective	Assessment Criteria - Does the site (WH016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (WH016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (WH016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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 assigned district 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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (WH016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (WH016)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (WH016)...?	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 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.	
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.276**

**WH018**

SA Objective	Assessment Criteria - Does the site (WH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (WH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+



SA Objective	Assessment Criteria - Does the site (WH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (WH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	-/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (WH018)...?	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.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	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
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site (WH018)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (WH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.277**

**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
		<b>SOCIAL</b>	

SA Objective	Assessment Criteria - Does the site (OC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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. However, the site is remote from other settlements. Overall, this site has been assessed as having a neutral effect on this Objective.</p>	<p>0</p>
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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.</p>	<p>--</p>
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	<p>+</p>

SA Objective	Assessment Criteria - Does the site (OC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	-
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site (OC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>Offer opportunities to increase the use of renewable energy?</li> <li>Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise emissions of airborne pollutants?</li> <li>Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas of least flood risk?</li> <li>Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	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.	+
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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.	-/?
<b>Soil and Material Assets</b>			



SA Objective	Assessment Criteria - Does the site (OC003),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	+
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	+
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	-/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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.</p>	-

SA Objective	Assessment Criteria - Does the site (OC003)...?	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>● Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard shops and services in existing centres?</li> <li>● Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>● Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <li>● Help increase economic activity levels?</li> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>	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.	--
<b>Summary of overall assessment and likely significant effects:</b>			

SA Objective	Assessment Criteria - Does the site (OC003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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.	
<p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>			

**Table 7.278**

**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
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (OC055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>1. To improve community cohesion and the quality of where people work and live.</p>	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>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.</p>	-
<p>2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.</p>	<ul style="list-style-type: none"> <li>● Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>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 Cresswell does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.</p>	--
<p>3. To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>● Help improve health or access to health facilities?</li> <li>● Help promote healthy lifestyles?</li> </ul>	<p>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.</p>	+

SA Objective	Assessment Criteria - Does the site (OC055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Help to reduce health inequalities?</li> <li>● Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>		
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>● Offer opportunities to enable people to meet their needs within their existing communities?</li> <li>● Offer opportunities to ensure that people can afford their housing?</li> </ul>	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.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● Support safe walking and cycling?</li> <li>● Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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 of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce emissions of greenhouse gases, particularly CO<sub>2</sub>?</li> <li>● Offer opportunities to increase energy efficiency?</li> </ul>	The development 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 (OC055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Offer opportunities to increase the use of renewable energy?</li> <li>● Deliver development in an accessible location in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>		
8. To improve air quality.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise emissions of airborne pollutants?</li> <li>● Offer opportunities to remove air pollutants (e.g. by trees)?</li> </ul>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, this site has been assessed as having an uncertain effect on this Objective.	i/?
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas of least flood risk?</li> <li>● Offer opportunities to reduce risk of flooding e.g. by integration of mitigation measures such as SuDs?</li> <li>● Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>● Offer opportunities to encourage water efficiency and demand management?</li> </ul>	Part of the site is located within flood zone 3. The development of this site could lead to an increase in waster 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.	--
<b>Biodiversity, Flora and Fauna</b>			
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>● Enable protection of the district's sites of ecological and nature conservation importance, including the integrity of European sites?</li> <li>● Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>● Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	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. 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.	+/?
<b>Soil and Material Assets</b>			

SA Objective	Assessment Criteria - Does the site (OC055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<p>11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.</p>	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural land?</li> <li>● Deliver development that helps to minimise the loss of greenfield land?</li> <li>● Offer opportunities to reduce land contamination / instability?</li> <li>● Deliver development that helps reduce the amount of derelict land?</li> <li>● Offer opportunities to protect notable geological and geomorphological features?</li> </ul>	<p>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.</p>	-
<p>12. To minimise the use of non-renewable resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	<p>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.</p>	0
<b>Built and Cultural Heritage, Landscape and Local Distinctiveness</b>			
<p>13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.</p>	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>● Offer opportunities to protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>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.</p>	+/?
<p>14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>	<ul style="list-style-type: none"> <li>● Offer opportunities to protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>● Deliver development that maximises re-use of brownfield land?</li> <li>● Offer opportunities to safeguard protected sites and provide opportunities for the enhancement</li> </ul>	<p>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 Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.</p>	+

SA Objective	Assessment Criteria - Does the site (OC055)...?	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.	<ul style="list-style-type: none"> <li>Offer opportunities to support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Offer opportunities to help support tourism and the visitor economy?</li> </ul>	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.	+
<b>ECONOMIC</b>			
<b>Employment, Economic Development and Regeneration</b>			
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard shops and services in existing centres?</li> <li>Deliver development that helps to safeguard and improve the retail, leisure and service provision?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	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	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <li>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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.	++
<b>Summary of overall assessment and likely significant effects:</b>			



SA Objective	Assessment Criteria - Does the site (OC055)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		<p>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 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.</p> <p><b>Recommendation for suitability to be taken forward into preferred options based on sustainability appraisal findings:</b></p> <p>Suitable / Not suitable</p>	

**Table 7.279**